



City Council Agenda 8/20/2019

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held on August 20, 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

- a. Recognition of the United Way of the Concho Valley
- b. Proclamation of El Paso Strong - El Paso Fuerte Week

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 August 6, 2019 City Council regular meeting minutes and the August 13, 2019 minutes from the Special Meeting and Budget Workshop (Julia Antilley)
- b. Consider awarding the purchase of an HVAC Andover Control System for the City Hall Annex through Buyboard Contract #574-18 to Ener-Tel Services, Inc. in the amount of \$138,240, budgeted for purchase in fiscal year 2019, and authorizing the City Manager to execute any related documents (Patrich Frerich)
- c. Consider authorizing the City Manager to negotiate and execute Sourcewell Contract #061015 for Fleet Parts and Supply Services from Genuine Parts Company (NAPA Auto Parts) (Ryan Kramer)
- d. Consider a resolution adopting reasonable rules for public comment (Julia Antilley)
- e. Consider accepting the City's revised fiscal year 2018 Comprehensive Annual Financial Report (CAFR) (Tina Dierschke)
- f. Second reading and public hearing considering an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions"; Chapter 3 "Definitions"; Chapter 5 "Procedural Requirements for Subdivisions"; Chapter 6 "Guarantee of Performance"; Chapter 9 "Subdivision Design Policies"; and Chapter 11 "Water Facilities" (Jon James)

7. Regular Agenda

- a. Presentation of the Downtown San Angelo, Inc. biannual report (Presentation made by DSA Executive Director Del Velasquez)
- b. Consideration of matters related to Request for Proposal HR-02-19:
 - 1. Discussion of proposals submitted for benefits regarding Health/RX, Clinic, Dental, FSA, EAP, Vision, Post 65 Retiree Benefits, COBRA Administration, and Benefit Administration System
 - 2. Consideration of selecting Benefit Providers, authorizing staff to negotiate contracts, and authorizing the City Manager to execute any related documents (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman and Human Resources Director Bryan Kendrick)
- c. Public hearing and first reading of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees, and Commissions" (Presentation made by City Clerk Julia Antilley)
- d. First reading and public hearing of an ordinance approving Z19-13, a rezoning from Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District on 0.482 acres located at 215, 217 and 219 S. Washington St., generally located at the northwest intersection of S. Washington St. and W. Twohig Ave. (Presentation made by Planning & Development Services Director Jon James)
- e. First reading and public hearing of an ordinance approving Z19-14, a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located north of the Concho River, south of W. Harris Ave., east of Santa Fe Park Dr., and west of S. Randolph St. (Presentation made by Planning & Development Services Director Jon James)
- f. First reading and public hearing of ordinances approving:
 - 1. PD19-07, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan on 4.951 acres located at 4150 and 4238 Sunset Dr.
 - 2. Z19-10, a rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District, on 0.484 acres located at 4744 N. Chadbourne St.
 - 3. Z19-11, a rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District, on 6.109 acres located at 5026 Link Rd.
 - 4. Z19-12, a rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District, on 5.95 acres located at 6993 and 7005 S. U.S. Highway 277
(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 20-ft wide by 300-ft long, 0.1370 acres (6,000-sq ft) public alley; the north/south alley located south of W. Beauregard Ave., north of W. Colorado St. between S. Jefferson St. and S. Madison St. (Presentation made by Planning & Development Services Director Jon James)

- h. Discussion and guidance on the development and funding of a financial incentive program to promote infill development in neighborhoods targeted for revitalization (Presentation made by Neighborhood & Family Services Director Bob Salas)
- i. First public hearing of the property tax rate for the City of San Angelo for the 2019 tax year (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, grants and update the number of authorized full time equivalent positions (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 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding Lot 9D Section 9A, Block 2, Red Arroyo Hills Addition
- b. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding Spring Creek Marina
- c. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding Southside Recreation Center
- d. 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. 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 15th day of August 2019, at 11:32 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.

Recognition

Hope delivered! Donations to the 2019 United Way campaign provide a wealth of opportunities to children, families, and the elderly here in the Concho Valley.

Children, many of them from low-income families, receive hope that they can be successful in school and life through after-school programs where they are provided tutoring and guidance. Parents receive hope that they can provide for their families and better their lives by having quality, affordable childcare for their children.

Battered women in our community receive hope to rebuild their lives and heal from the wounds of their past.

Veterans and their families are given hope through mental health services, substance abuse treatment, and outreach during their time of crisis.

Last year, your donations helped United Way of the Concho Valley deliver hope to just under forty-one thousand of our friends and neighbors. With your continued support, we can accomplish even more

The City of San Angelo supports the United Way. We ask that you do the same.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, on behalf of the City Council, do hereby recognize and applaud

The United Way of the Concho Valley

for its achievement and positive determination to make a difference in our community.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 20th day of August, 2019.

Brenda Gunter

Mayor of the City of San Angelo

Proclamation

Our city is shocked and saddened by the deaths of 22 people and injuries to many others on August 3, 2019, in the city of El Paso, Texas.

These people were sons and daughters, mothers and fathers, sisters, brothers, husbands, wives, family and friends of people left behind in this tragedy.

The multiple law enforcement agencies who responded to the situation displayed courage and prepared response skills that warrant recognition and gratitude.

Every life is valuable no matter a person's individual beliefs, ethnicity, occupation, political views, cultural choices, geographic origin or nationality.

El Paso is a city with a rich history in our State, with a strong economic and educational impact for our future, with a valued portal for international trade, tourism and cultural development, and most importantly, it is the home to over 680,000 fellow Texans.

El Paso is the largest city in our West Texas region and a valued partner in leading our West Texas region.

West Texans stand together to face difficulty, including devastating heartbreak in the struggle to move forward and face the emotional realities of searching for "new normals" where life will never be the same.

West Texas is our collective home and we value the safety and security of that home for all West Texans.

Therefore, I, Brenda Gunter, Mayor of the City of San Angelo, Texas, on behalf of the City Council, do hereby proclaim the week of August 19, 2019, as

El Paso Strong - El Paso Fuerte Week

in San Angelo and stand behind the people and leadership of our sister West Texas city as they grieve, move forward in hope, and stand strong for a future that is safe and secure for all people. We call on all citizens to continue to carry El Paso and every person affected by this tragedy in their thoughts and prayers.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the City of San Angelo to be affixed this 1st day of April, 2019.

Brenda Gunter
Mayor of the City of San Angelo

City of San Angelo, Texas
Regular City Council Meeting
Tuesday, August 6, 2019

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3
Council Member Tommy Hiebert, SMD 1
Council Member Lucy Gonzales, SMD 4
Council Member Lane Carter, SMD 5
Council Member Billie F. DeWitt, SMD 6

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 8:30 a.m. on Tuesday, August 6, 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 Marcella Jenkins. Following the prayer Mayor Gunter asked for a moment of silence for the victims of the El Paso shooting.

3. Pledges

Pledges were led by incoming 2nd grader Aubrey Groves.

4. Proclamations/Recognitions

The City of San Angelo Budget division was recognized for receiving the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award.

5. Public Comment

San Angelo Chamber of Commerce Vice President of Economic Development Michael Looney and Economic Development Director Guy Andrews presented COSADC and SMD1 with a framed copy of an award from SMC Global.

Economic Development Project Manager Bob Schneeman announced it was Economic Development Director Guy Andrews' birthday.

Citizen Anna Bartosh spoke regarding the need for a drainage study regarding Foster Road.

Citizen Betty Damron spoke about the dangerous conditions that the patio homes and Rio Concho manor residents face when crossing Rio Concho Drive.

6. Consent Agenda

- a. Approval of the July 16, 2019 City Council regular meeting minutes (Julia Antilley)
- b. Authorization of the City Manager to negotiate and execute a First Amendment to Commercial Lease Agreement - Spring Creek Marina with Golden Antlers, Inc., Lessee, providing for an additional 22.89 acres to be included in the Leased Premises, for a total lease area of 34.915 acres (Carl White)
- c. Authorization of the City Manager to execute an agreement with the San Angelo Soccer Association (SASA) for the use of some of the property the city leases from the United States Army Corps of Engineers for the purpose of youth sports programming (Carl White)

- d. Approval of Buyboard Contract #515-16 for the purchase of two Compact Excavators from Bobcat Company, in the amount of \$110,678.03, budgeted in fiscal year 2019 (Ryan Kramer)
- e. Approval of Buyboard Contract #521-16 for the purchase of one Brush Truck from Freightliner of Austin, in the amount of \$308,769, budgeted in fiscal year 2019 (Ryan Kramer)
- f. Approval of Task Order No. 109-A with KSA Engineers, Inc. for professional services relating to San Angelo Regional Airport Taxiway Reconfiguration Project in the amount of \$62,331 (Jeremy Valgardson)
- g. Authorization of the City Manager to execute a renewal of a contract with Downtown San Angelo, Inc. for a five-year term (Jon James)
- h. Approval of an agreement with Atmos Energy in the amount of \$23,691.15 for the execution of a low income weatherization program for San Angelo citizens who are Atmos customers and authorizing the City Manager to execute related documents (Bob Salas)
- i. Approval of a resolution approving annual re-certification for Galilee Community Development Corporation as a Community Housing Development Organization (CHDO) (Bob Salas) (Pg. 333, 2019-096)
- j. Ratification of a resolution by COSADC authorizing the use of Sales and Use Tax funds in an amount not to exceed \$600,000, for purchase of a vacant tract of land generally located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277, a project authorized under Chapter 505 of the Texas Development Corporation Act for Industrial and Commercial Development necessary to promote economic development and expanded business enterprises that create or retain primary jobs (Robert Schneeman)
- k. Acceptance of a WIC grant for fiscal year 2020 including that the City provide certain services for the WIC program; authorization for the City Manager to execute a contract with the Texas Department of State Health Services for an award of \$832,472 for fiscal year 2020; authorization for the City Manager to execute other contracts or addendums for grant funding for the balance of the fiscal year; and, any related documents (Cristina Eureste)
- l. Approval of a resolution designating an officer for public information requests (Julia Antilley) (Pg. 334, 2019-097)
- m. Approval of a resolution supporting an expansion of the Central Texas Corridor as part of the I-14 expansion (Mayor Gunter and Daniel Valenzuela) (Pg. 335, 2019-098)
- n. Approval of the revised Fort Concho Museum Board bylaws (Bob Bluthardt)
- o. Approval of a resolution finding that AEP Texas Inc.'s requested increase to its electric transmission and distribution rates and charges within the city should be denied and requiring reimbursement of Cities' rate case expenses (Theresa James) (Pg. 337, 2019-099)
- p. Approval of a resolution responding to the application of Atmos Energy Corporation – Midtex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the city to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the resolution was adopted complied with the Texas open meetings act; making such other findings and provisions related to the subject; and declaring an effective date (Theresa James) (Pg. 339, 2019-100)
- q. Second reading and adoption of:

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. (Pg. 341, 2019-101)
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. (Jon James) (Pg. 344, 2019-102)
- r. Second reading and public hearing adopting 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. (Jon James) (Pg. 347, 2019-103)
- s. Second reading and adoption 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. (Jon James) (Pg. 351, 2019-104)
- t. Second reading and adoption of an ordinance amending the budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019, for reimbursed expenses and grants (Tina Dierschke) (Pg. 354, 2019-105)

Motion: Council Member Hiebert made a motion, seconded by Council Member Gonzales, to approve the Consent Agenda with the exception of items 6f, 6g, 6i, 6m, 6n, and 6p. The motion carried unanimously (6) ayes to (0) nays.

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

Citizen Steve Hampton spoke in support of continuing reports at Council meetings.

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

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

Motion: Council Member DeWitt made a motion, seconded by Council Member Carter, to approve item 6m, as read by Mayor Gunter. The motion carried unanimously (6) ayes to (0) nays.

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

Citizen Steve Hampton expressed concern regarding the proposed increase.

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

7. Regular Agenda

- a. Update on Housing Study conducted by Community Development Strategies (Presentation made by Community Development Strategies' President Steve Spillette)

[Bob Salas, Jon James, and Guy Andrews spoke regarding the findings.]

No Action Taken on this item.

- b. Uphold and modification of the decision of the Planning Commission's approval of a Conditional Use, CU19-09, to allow for household living, including multi-family living, in the General Commercial (CG) and Office Commercial (CO) zoning districts, being 20.192 acres located within the 1800 block of West Loop 306 near North Bentwood Dr. (Presentation made by Planning & Development Services Director Jon James)

Developers Kevin Collins and Mitch Elliot and appellant Sergio Velasquez spoke regarding the item. Fire Chief Dunn spoke regarding public safety. Citizens Dave Dierker, Anna Bartosh, and Dave Antle expressed concern.

Motion: Council Member Hiebert made a motion, seconded by Council Member Carter, to uphold the Planning Commission's decision, incorporating their conditions with the following modifications:

- Modify the 6-ft opaque privacy fence to 7-ft.
 - Eliminate the two buildings closest to the back (closest to Castle Pines St./Pine Valley St.) and shorten the two Type C buildings (running perpendicular to Loop 306) to not extend beyond the length of the Type D buildings to allow for a green space, placing trees 35-45 ft. apart along the line
 - Keep construction and landscaping aesthetics consistent with the images presented
- The motion carried unanimously (6) ayes to (0) nays.

- c. First reading and public hearing considering an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions"; Chapter 3 "Definitions"; Chapter 5 "Procedural Requirements for Subdivisions"; Chapter 6 "Guarantee of Performance"; Chapter 9 "Subdivision Design Policies"; and Chapter 11 "Water Facilities" (Presentation made by Planning & Development Services Director Jon James)

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

- d. Ratification of COSADC's resolution authorizing the use of Sales and Use Tax funds in an amount not to exceed \$59,000 to provide an Economic Development Incentive to West Texas Steel and Supply, Inc. (WTS) (Presentation made by Business, Retention & Expansion Coordinator Shannon Scott)

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

- e. Award of FC-01-19 (Fort Concho Roof Replacement) to Harrison Roofing, Inc. in the amount of \$953,791.50 and authorizing the City Manager to execute any related documents (Presentation made by Fort Concho Manager Robert Bluthardt)

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.

- f. Budget presentation - health insurance discussion and update (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman)

No Action Taken on this item.

g. Discussion and direction regarding ballot language for the November 2019 special election (Presentation made by City Manager Daniel Valenzuela)

Direction: Mayor Gunter and Council Members Hiebert and Thomas agreed they support taking an item to the voters, recommending the use of the Lake Nasworthy Trust Fund principal in an amount up to \$6 million for quality of life improvements at Lake Nasworthy and using the balance of the fund as of election day towards the sewer project at Lake Nasworthy.

h. Record vote to propose a property tax rate and discussion regarding the Fiscal Year 2019-2020 budget preparation (Presentation made by Finance Director Tina Dierschke)

Motion: Mayor Gunter made a motion, seconded by Council Member DeWitt, to approve the property tax rate, as presented at 0.7760/\$100 valuation. A record vote was taken and the motion carried unanimously (6) ayes (Council Members Hiebert, Thomas, Gonzales, Carter and DeWitt and Mayor Gunter) 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:

- a. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding Friedrich Heinemann S-327 & Windstone Park Addition
- b. Section 551.071(1)(A) consult with attorney when the governmental body seeks the advice of its attorney about pending or contemplated litigation regarding CLEAT or TMPA
- c. ~~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

No Action Taken on this item.

- b. Approval of various Board nominations:
Water Advisory Board: Judge Stephen Floyd (TGC Commissioner) to a second term ending April 2020, Chuck Brown (UCRA Director of Operations) to a second term ending April 2020, and Bruce Partain (Chamber of Commerce Employee) to a first term ending April 2020
Zoning Board of Adjustment: Stephanie Hamby (Mayor Pro-Tem - Alternate 1) to a first term ending January 2021

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

- c. Announcements and consideration of Future Agenda Items

Mayor Gunter announced the first budget workshop will be held Tuesday, August 13th at 8:30 a.m. in Council Chambers.

Council Member DeWitt announced a Community Meeting will be held Thursday, August 8th at TLCA.

Council Member Hiebert stated he would like to see a 3% increase for employees on a future agenda item and asked if the City Council could receive the Agenda earlier, perhaps noon Thursdays when possible.

Mayor Gunter announced she would like to set the stage for budget talks saying she would support no more than a 2% increase for employees.

10. Adjournment

Consensus: Council Member Hiebert made a motion to adjourn the meeting. The meeting was adjourned by consensus.

There being no further business, the meeting was adjourned at 12:48 p.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.)

City of San Angelo, Texas
Special City Council Meeting
Tuesday, August 13th, 2019

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3
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

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:32 a.m. on Tuesday August 13th, 2019, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Special Agenda

- a. Approval of the following resolutions regarding the November 5, 2019 Special Election and authorizing the City Manager to execute all related documents:
 1. A resolution calling and ordering a Special Election for November 5, 2019 and providing for the holding of a joint election to be administered by the Tom Green County Election Administration
 2. A resolution authorizing the City Manager to execute an Interlocal Agreement for Joint Election with other parties under the Tom Green County Master Interlocal Agreement (Julia Antilley)

Citizen and lake resident Danny Kiser expressed concern.

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

3. Adjournment

Consensus: Council Member DeWitt made a motion, seconded by Council Member Gonzales, to adjourn the meeting. The meeting was adjourned by consensus.

There being no further business, the meeting was adjourned at 8:42 a.m.

THE CITY OF SAN ANGELO

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.)

City of San Angelo, Texas
Special City Council Meeting – Budget Workshop
Tuesday, August 13th, 2019

Present:

Mayor Brenda Gunter
Mayor Pro tem Harry Thomas, SMD 3
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

1. Call to Order

With a quorum of the City Council Members present, Mayor Gunter called the special session of the San Angelo City Council to order at 8:43 a.m. on Tuesday August 13th, 2019, in the San Angelo McNease Convention Center, 501 Rio Concho Drive, San Angelo, Texas 76903.

2. Workshop Agenda

- a. Discussion and consideration of matters regarding the fiscal year 2019-2020 budget preparation including but not limited to:

1. Major funds revenue and expenditures, and
2. Other items needing Council direction

Finance Director Tina Dierschke provided an overview and answered questions related to the following discussions:

- Water Fund - (Presentation was made by Water Utilities Director Allison Strube)
- Water Reclamation Fund - (Presentation was made by Water Utilities Director Allison Strube)
- Solid Waste Fund - (Presentation was made by Operations Director Shane Kelton)
- Storm Water Fund - (Presentation was made by Operations Director Shane Kelton)
- Airport Fund - (Presentation made by Airport Director Jeremy Valgardson)
- State Office Building Fund - (Presentation made by Parks and Recreation Director Carl White and Fort Concho Manager Bob Bluthardt)
- Fort Concho Fund - (Presentation made by Parks and Recreation Director Carl White, Construction Manager Al Torres, and Fort Concho Manager Bob Bluthardt)
- Hotel Occupancy Tax Fund - (Presentation made by Finance Director Tina Dierschke)
- Civic Events Fund - (Presentation made by Parks and Recreation Director Carl White)
- Development Corporation Funds - (Presentation made by Economic Development Director Guy Andrews)

3. Adjournment

Consensus: Council Member Hiebert made a motion, seconded by Council Member Carter, to adjourn the meeting. The meeting was adjourned by consensus.

There being no further business, the meeting was adjourned at 11:16 a.m.

Brenda Gunter, Mayor

ATTEST:

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: Patrick Frerich, Asst. Director of Operations, Operations, (325) 657-4206

Meeting Date: August 20, 2019

Item type: Consent Item

Caption:

Consider awarding the purchase of an HVAC Andover Control System for the City Hall Annex through Buyboard Contract #574-18 to Ener-Tel Services, Inc. in the amount of \$138,240, budgeted for purchase in fiscal year 2019, and authorizing the City Manager to execute any related documents (Patrick Frerich)

Summary/History:

Staff sought pricing for the repair of the HVAC system of the City Hall Annex. ENER-TEL Systems, Inc. responded with pricing through the Buyboard Purchasing Coop.

The City Hall Annex currently has an antiquated, pneumatic HVAC control system that was installed over 30-years ago. The building requires a new control system to properly and efficiently control the air conditioning and heating of the building. Currently, the system runs continuously 24-hours per day, 365 days per year. The system lacks the ability to cycle its operation based on thermostats or a set schedule and often runs heating and cooling operations simultaneously in adjacent areas of the building.

Award of this purchase will allow ENER-TEL to design, supply, and install direct digital controls utilizing the Andover Control system. Installation of this system will allow for improved energy efficiency, improved environmental control and monitoring, cost-efficient operation, better management information, improved reliability, system self-monitoring, and modification of control regimes.

Financial Impact:

Purchase will include design, supply, and installation services in the amount of \$138,240. The purchase is budgeted in Fiscal Year 2019 in the Water and Solid Waste funds.

Other Information/Recommendation:

Staff recommends awarding the repair of the City Hall Annex HVAC Control System to ENER-TEL Systems, Inc. through Buyboard Contract #574-18.

Attachments:

Presentation:

Approvals/Reviews:

Patrick Frerich
Shane Kelton

Created/Initiated
Approved

Allison Strube	Approved
Theresa James	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: Ryan Kramer, Fleet Services Superintendent, Fleet Services, (325) 657-4329

Meeting Date: August 20, 2019

Item type: Consent Item

Caption:

Consider authorizing the City Manager to negotiate and execute Sourcewell Contract #061015 for Fleet Parts and Supply Services from Genuine Parts Company (NAPA Auto Parts) (Ryan Kramer)

Summary/History:

A proposal was requested by the City for the facilitation of fleet parts, supplies and inventory management for the Fleet Services Division. Genuine Parts Company (GPC - locally known as Napa Auto Parts) submitted a proposal through the Sourcewell Purchasing Co-op.

The proposed service includes software-based inventory controls and part lookup databases, an on-site, vendor owned, parts inventory adequate to facilitate repairs of the City's fleet, professional personnel for management of the process, software integration with the City's fleet management software (AssetWorks), transportation for the pickup and delivery of requested parts and supplies, national parts distribution network and adequate resources to sustain high-quality and readily available parts and supplies for the Fleet Services Division.

Napa Auto Parts began providing on-site parts management and supply for the City in 2014. Before that time, the City hosted and staffed its own parts facility. Due to the complex issues of the City supporting its own parts inventory (including software, researching, obsolescence, staffing, inventory controls, and parts overhead costs), Fleet Services staff began to investigate alternative and more efficient means to accomplish parts supply for fleet repairs. Within this research, staff found that many other municipalities, school districts, counties, and other types of fleets utilize an out-sourced parts supply contract, providing many positive attributes, including: zero obsolescence, high-quality staffing, robust inventory and part look-up software, software integrations and more.

In 2014, Fleet Services published a Request for Proposals (RFP) for parts management and supply services. Napa Auto Parts was contracted to host the Fleet Services parts facility on-site. This arrangement has shown to be valuable in reducing downtime due to increased part availability and decreasing administrative processing, both of which are a primary source of soft-cost expense.

The continuation of this type of service is requested in order to continue expedited part availability, highly trained staff, computer-based inventory software, and electronic software integration. The term length on this contract will be for an initial 3-year term, with two, one-year renewal options (possible 5 years total). The City will be billed for parts and supplies from Napa at a 10% gross profit rate, plus all overhead and personnel costs associated with the on-site facility with intent to yield a net 10% profit after products and operational expenses are billed. This billing profile is attractive because of its consistency and transparency. The industry standard of a "discount rate off of list price" is not favorable since it varies from item-to-item in numerous discount percentages, making it less consistent and more difficult to audit.

The City's fleet requires an average of approximately \$72,000 per month in parts and supplies, which may fluctuate

depending on the seasons and unanticipated events. In addition, overhead expenses related to vendor operations and employee compensation is approximately \$11,500 per month.

Financial Impact:

This contract includes terms for a 10% gross profit rate on all parts and supplies sold to the City plus any contracted overhead expenses.

Other Information/Recommendation:

Staff recommends authorization to negotiate and execute Sourcewell Contract #061015 for Fleet Parts and Supply Services from Genuine Parts Company (NAPA Auto Parts)

Attachments:

Presentation:

Approvals/Reviews:

Ryan Kramer	Created/Initiated
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	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: Julia Antilley, City Clerk, City Clerk, 325-657-4405

Meeting Date: August 20, 2019

Item type: Consent Item

Caption:

Consider a resolution adopting reasonable rules for public comment (Julia Antilley)

Summary/History:

The 2019 Legislative session concluded May 27, 2019. As part of the 86th Legislature, House Bill 2840 was passed ensuring public comment is available to citizens on all items, not just those requiring a public hearing. Historically the City of San Angelo City Council has allowed public comment on all items, so this resolution will formalize our current practices.

Financial Impact:

No financial impact.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 2019-08-20 (6d) Resolution 2019-xx Public Comment Reasonable Rules - final | 2019-08-20 (6d) Resolution 2019-xx Public Comment Reasonable Rules - final.docx |
|----|--|---|

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Brian Groves	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

RESOLUTION 2019-0xx

A RESOLUTION OF THE SAN ANGELO CITY COUNCIL APPROVING REASONABLE RULES FOR PUBLIC COMMENT AT OPEN MEETINGS IN RESPONSE TO TEXAS GOVERNMENT CODE CHAPTER 551 AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo currently allows public comment for non-agenda items at the beginning of their meetings; and,

WHEREAS, the 2019 Legislature requires public comment be allowed at the meeting before or during the consideration of the item; and,

WHEREAS, the City of San Angelo desires to formalize their public comment procedures as allowed under Chapter 551 of the Texas Government Code, including new provisions effective September 1, 2019:

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

SECTION 1: Any member of the public attending an open meeting that wishes to address the governing body may do so either during Public Comment at the beginning of the meeting or during the agenda item at the meeting when the presiding officer calls for Public Comment.

SECTION 2: Any member of the public addressing the governing body should introduce themselves by first and last name and give their home address and/or single member district number.

SECTION 3: Any member of the public addressing the governing body as the proponent/applicant/appellant on an agenda item is limited to five minutes of public comment, unless extended by the presiding officer. If translator services are required and available, the translator's time will not count against the speaker's five minute time limit.

SECTION 4: Any member of the public addressing the governing body on any item other than those listed in Section 3 above is limited to three minutes of public comment, unless extended by the presiding officer. If translator services are required and available, the translator's time will not count against the speaker's three minute time limit.

SECTION 5: Any member of the public may only address the governing body once on each item unless any member of the governing body requests additional comment or grants permission for additional time to speak.

SECTION 6: Any member of the public wishing to provide documents/slides for display on the monitors during a meeting must provide said documents no later than 96 hours (four days) prior to the meeting. Presentations should be limited to 10 pages/slides and must fit within the above stated allotted times for presentations.

SECTION 7: Any member of the public addressing the governing body shall not direct their comments to anyone other than the governing body and will be allowed to include criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service in their remarks, unless the public criticism is otherwise prohibited by law.

ADOPTED this 20th day of August, 2019.

CITY OF SAN ANGELO, TEXAS:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 2019

Item type: Consent Item

Caption:

Consider accepting the City's revised fiscal year 2018 Comprehensive Annual Financial Report (CAFR) (Tina Dierschke)

Summary/History:

The CAFR is an audited report on the year-end financial statements that provides financial information on the City of San Angelo as well as an opinion by the external auditor on the financial statements as a whole. The Single Audit report is a required audit of an entity that receives greater than \$750,000 in Federal funding awards in a fiscal year. The CAFR and Single Audit presented are for the fiscal year ended September 30, 2018.

The Audit Committee convened to review the reports with the external auditor on March 28, 2019, prior to submission to the City Council, and they recommended approval by the City Council of the annual financial reports as presented. City Council approved the CAFR at its May 21, 2019 meeting.

The following changes have been made to the CAFR as presented:

Water Sales – Revenue as restated will be \$2,621,553 lower than originally presented.

Sewer Sales – Revenue as restated will be \$880,808 lower than originally presented.

Stormwater Fee – Revenue as restated will be \$152,486 lower than originally presented.

Solid Waste Service – Revenue as restated will be \$577,737 lower than originally presented.

There is also a change to the information presented related to the debt issue for the Ford Ranch acquisition. The note disclosures previously grouped it with certificates of obligation (backed by property tax) whereas it should have been grouped separately as a revenue bond (backed by water sales).

Financial statement and single audits are required and completed on an annual basis and cover the City's fiscal year beginning October 1 and ending September 30.

Financial Impact:

N/A

Other Information/Recommendation:

Attachments:

1. City of San Angelo CAFR (Final) - Reissue DRAFT City of San Angelo CAFR (Final) - Reissue DRAFT.pdf

Presentation:

Gayla Thornton, Partner, Amstrong, Backus, & Co., LLP

Approvals/Reviews:

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



Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2018



DRAFT

CITY OF SAN ANGELO, TEXAS

Comprehensive Annual Financial Report

For the Fiscal Year Ended September 30, 2018



Prepared by: Finance Department

Tina Dierschke, Finance Director

CITY OF SAN ANGELO, TEXAS

Comprehensive Annual Financial Report

For the Fiscal Year Ended September 30, 2018

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The City of
San Angelo, Texas
72 W College Ave.
San Angelo, TX 76902

March 27, 2019

The Honorable Mayor and City Council

We are submitting this comprehensive annual financial report of the City of San Angelo for the fiscal year ended September 30, 2018.

Management is fully responsible for the completeness and reliability of all the information included in this report. As a basis for making these representations, management of the City has established an internal control framework designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with accounting principles generally accepted in the United States of America (GAAP). Because the benefits of internal control should be more than their cost, the City's internal control framework has been designed to provide reasonable rather than absolute assurance that the financial statements will not contain material misstatements. In our capacity as management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Texas Local Government Code Chapter 103 and the City Charter section 34 requires an annual audit of the City's financial statements. The City Council selected Armstrong Backus & Co., LLP, a firm of licensed certified public accountants to audit this year's financial statements. The goal of an independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2018, are free of material misstatement. The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended September 30, 2018, are fairly stated in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

The independent audit of the City's financial statements was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are presented under separate cover.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This transmittal letter is designed to complement MD&A and should be read in conjunction with it. The City's MD&A is in the financial section immediately following the independent auditors' report.

PROFILE OF THE CITY

The City of San Angelo is located 210 miles west northwest of Austin, Texas in Tom Green County. The City is empowered to levy property taxes on all real and personal property within its boundaries.

The City operates under the council-manager form of government. Policy making and legislative authority reside in a council comprised of a mayor and six council members. The City Council is responsible for, among other things, passing ordinances, adopting a budget, selecting a city manager and municipal court judges, and appointing citizens to City boards and commissions. Council members are selected on a non-partisan basis and serve four-year, staggered, terms. The six council members are selected by the voters in single-member districts. The Mayor is selected by city voters at large. The City Manager is responsible for implementation of the Council adopted policies and ordinances, oversight of the operations of the City, and for appointment of City department heads.

The City annually adopts an operating budget for the General, Special Revenue and Debt Service Funds. Budgets for the Proprietary Funds are adopted for internal management purposes. Budgetary control is maintained at the line item level by the encumbered, appropriated and expended balances within any fund; however, any revision that increases the total budgeted expenditures must be approved by the City Council after public hearings.

City budgets are prepared on a modified accrual basis and accounting records are maintained on that basis throughout the fiscal year. Applicable accounting records are then adjusted to the full or modified accrual basis for year-end reporting purposes.

FACTORS AFFECTING FINANCIAL CONDITION

The financial statement information can be better understood when it is considered from the broad perspective of the specific environment within which the City operates.

Local economy – West Texas cities tend to be widely dispersed. San Angelo is one of the largest cities in West Central Texas and serves as the center of commerce, government, medicine, and religion for an expansive area. San Angelo is served by three U. S. highways and one State highway. The San Angelo Regional Airport (Mathis Field) also provides flights that link up with national and international airlines.

San Angelo continues to have a well-diversified economic base with major sectors that include manufacturing, medical care, education, trade, business services and military. San Angelo is a regional service center for business and agriculture over a fourteen county area. The Ethicon division of Johnson and Johnson, Hirschfeld Steel, San Angelo Community Medical Center, Shannon Medical Center, Goodfellow Air Force Base, and many other local businesses provide the economic potential of San Angelo.

There are four institutions of higher education in San Angelo. Angelo State University, part of the Texas Tech University system, offers baccalaureate programs in numerous arts, science, business, education, and medical fields. Graduate degrees are offered in 25 fields of science, education, arts,

and business. Howard Junior College has an extension campus in San Angelo, which concentrates predominately in the technical and occupational fields of study. American Commercial College is a private college serving career education through associated programs. Park University is located at Goodfellow Air Force Base and offers face-to-face and online classes in over ten undergraduate degree programs in the arts, science, business, and education fields as well as several graduate degree programs.

Long-term financial planning – In 2006, the City of San Angelo adopted a resolution to reduce the property tax rate by \$.01 per year for ten years. The Council believed this resolution to be in the public interest since the property tax is an ever-increasing burden on the citizens. To date, the Council has made it to within \$.01 of that goal and is holding steady in order to accomplish its strategic priorities.

The City of San Angelo has adopted a Capital Improvement Program (CIP). The CIP will serve as a multi-year plan for the acquisition, expansion, or renovation of infrastructure and capital assets.

The City of San Angelo has issued \$120 million in bonds for the development of an aquifer and for the construction of a pipeline to the City. The sixty-mile project will help insure the City can provide adequate water service in future years. Implementation of this project began in 2011 with the first phase online as of 2015. Plans are currently underway for the next phase which is expected to begin in fiscal year 2019.

The City of San Angelo has formally adopted a Fund Balance Policy. The General Fund, Water Operating Fund, and Wastewater Operating Fund have a targeted seventy-five-day fund balance of the following year's original budget expenditures. The fund balance for Capital, Capital Projects, Special Revenue and Grant Funds are targeted at zero. Other funds with expenditures of less than \$3 million in the ensuing year are targeted at zero while other funds with expenditures of more than \$3 million are target at seventy-five days of the following year's expenditures.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awards a Certificate of Achievement for Excellence in Financial Reporting for a Comprehensive Annual Financial Report (CAFR) that is easily readable and efficiently organized. To be awarded the Certificate of Achievement, a CAFR must satisfy both GAAP and applicable legal requirements. The City received the GFOA Certificate of Achievement for its CAFR for the fiscal year ended September 30, 2017. A Certificate of Achievement is valid for a period of one year only. We believe that the City's current CAFR meets the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for the certificate.

The preparation of this report would not have been possible without the dedicated efforts of the staff of the Finance Department. I express my appreciation to all of the staff members who assisted and contributed to the preparation of this report.

Respectfully submitted,



Tina M. Dierschke, CPA, CGFO
Director of Finance/CFO



CITY OF SAN ANGELO, TEXAS

List of Principal Officials

September 30, 2018

City Council

Brenda Gunter
Tommy Hiebert
Tom Thompson
Harry Thomas
Lucy Gonzales
Lane Carter
Billie DeWitt

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

City Staff

Daniel Valenzuela

City Manager

Michael Dane

Assistant City Manager

Rick Weise

Assistant City Manager

Tina Dierschke

Director of Finance

Al Torres

Construction Manager

Allen Gilbert

Municipal Court Judge

Frank Carter

Police Chief

Brian Dunn

Fire Chief

Anthony Wilson

Public Information Officer

Mitch Sprunger

Airport Director

Ricky Dickson

Executive Director of Public Works

Shane Kelton

Director of Operations

Allison Strube

Director of Water Utilities

Lisa Marley

Director of Human Resources

Bryan Kendrick

City Clerk

Theresa James

City Attorney

Carl White

Director of Parks &
Recreation

Guy Andrews

Economic Development Director

Jon James

Director of Planning & Development
Services

Robert Salas

Director of Neighborhood and
Family Services

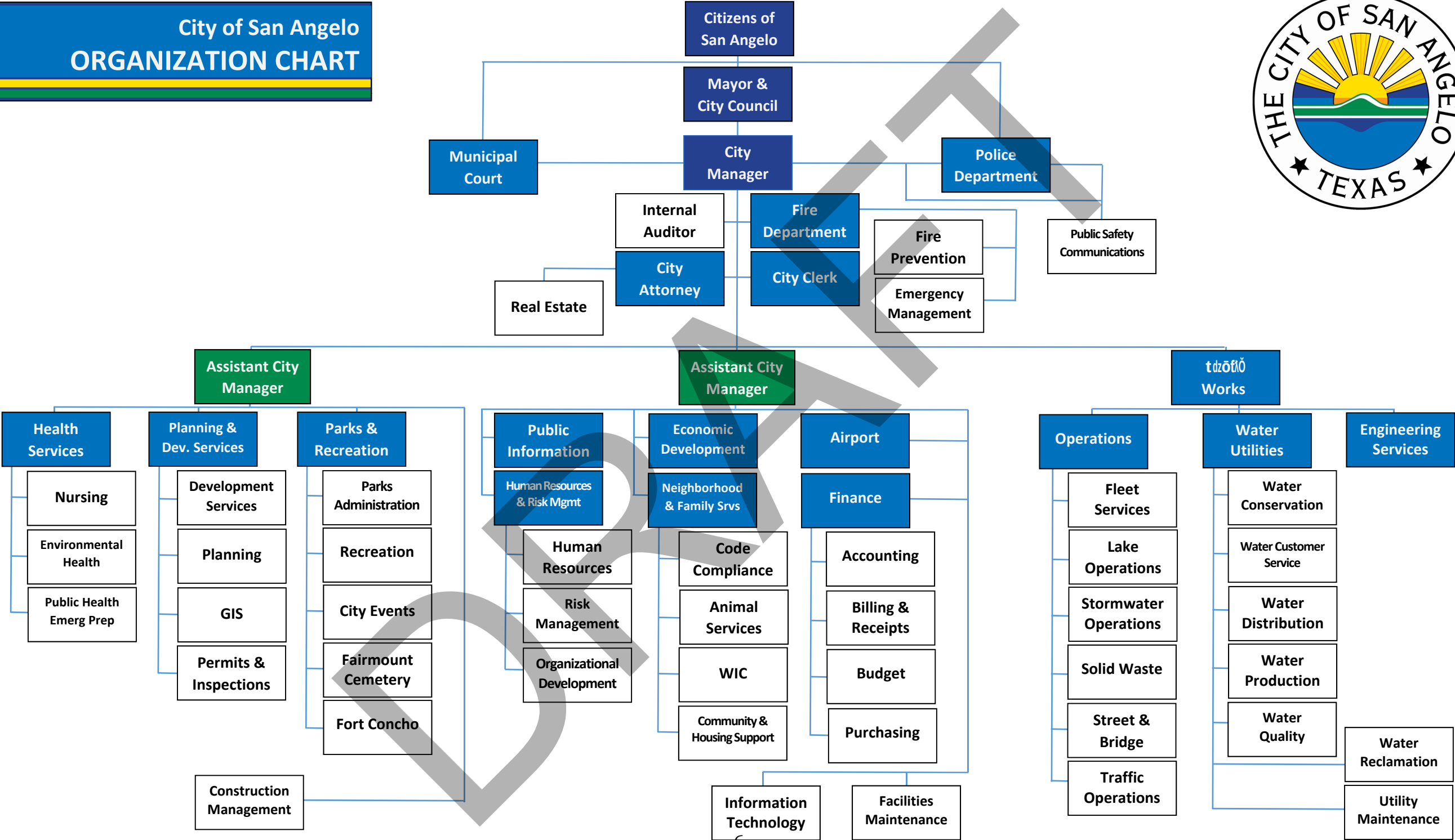
Sandra Villarreal

Health Services Director

Russell Pehl

City Engineer

City of San Angelo
ORGANIZATION CHART





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of San Angelo
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

Christopher P. Morill

Executive Director/CEO

DRAFT

DRAFT



ARMSTRONG, BACKUS & CO., LLP
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and City Council of the
City of San Angelo, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of San Angelo, Texas (the City), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

An independently owned member
RSM US Alliance



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of San Angelo, Texas, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note IV.H to the financial statements, during the year ended September 30, 2018, the City adopted GASB Statement No. 75, *Accounting and Financial Reporting by Employers for Post-Employment Benefits Other than Pensions*. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and other post-employment benefits schedule of funding progress, as listed in the Table of Contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of San Angelo, Texas' basic financial statements. The introductory section, other supplementary information, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information, as listed in the Table of Contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



The introductory and statistical sections, as listed in the Table of Contents, have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2019 on our consideration of the City of San Angelo, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of San Angelo, Texas' internal control over financial reporting and compliance.

Armstrong, Backus & Co., L.L.P.

San Angelo, Texas
August 9, 2019



DRAFT

City of San Angelo, Texas Management's Discussion and Analysis

In this section of the Comprehensive Annual Financial Report, we, the managers of the City of San Angelo, discuss and analyze the City's financial performance for the fiscal year ended September 30, 2018. Please read it in conjunction with our transmittal letter on pages 2-4, the independent auditors' report immediately preceding this analysis and the City's Basic Financial Statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities (pages 25 and 26). These provide information about the activities of the City as a whole and present a longer-term view of the City's property and debt obligations and other financial matters. They reflect the flow of total economic resources in a manner similar to the financial reports of a business enterprise.

Fund financial statements (pages 27 through 35) report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. For governmental activities, these statements tell how services were financed in the short term as well as what resources remain for future spending. They reflect the flow of current financial resources and supply the basis for tax levies and the appropriations budget. For proprietary activities, fund financial statements tell how goods or services of the City were sold to departments within the City or to external customers and how the sales revenues covered the expenses of the goods or services. The remaining statements, fiduciary statements, provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the City.

The notes to the financial statements (pages 36 through 82) provide narrative explanations or additional data needed for full disclosure in the government-wide statements or the fund financial statements. The combining and individual statements for nonmajor funds contain even more information about the City's individual funds.

REPORTING THE CITY AS A WHOLE

The Statement of Net Position and the Statement of Activities

The analysis of the City's overall financial condition and operations begins with the Statement of Net Position on page 25. Its primary purpose is to show whether the City is better or worse off as a result of the year's activities. The Statement of Net Position includes all the City's assets and liabilities at the end of the year while the Statement of Activities includes all the revenues and expenses generated by the City's operations during the year. These apply the accrual basis of accounting which is the basis used by private sector companies.

All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. The City's revenues are divided into those provided by outside parties who share the costs of some programs, such as water and sewer and grants provided by the State and Federal government to assist with health and housing issues (program revenues), and revenues provided by the taxpayers in the form of sales and property taxes (general revenues). All the City's assets are reported whether they serve the current year or future years. Liabilities are considered regardless of whether they must be paid in the current or future years.

These two statements report the City's net assets and changes in them. The City's net assets (the difference between assets and liabilities) provide one measure of the City's financial health or financial position. Over time, increases or decreases in the City's net assets are one indicator of whether its financial health is improving or deteriorating. To fully assess the overall health of the City, however, you should consider nonfinancial factors as well, such as changes in the City's population or its property tax base and the

condition of the City's facilities.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

- Governmental activities—Most of the City's basic services are reported here, including public safety, public works, health and human services, parks, recreation and economic development. Property taxes, sales taxes, franchise taxes, and state and federal grants finance most of these activities.
- Business-type activities—The City charges a fee to “customers” to help it cover all or most of the cost of services it provides in these programs.

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

Fund Financial Statements

The fund financial statements begin on page 27 and provide detailed information about the most significant funds. Laws and contracts require the City to establish some funds, such as grants and debt service. The City's administration establishes many other funds to help it control and manage money for particular purposes (like capital projects). The City's two kinds of funds, governmental and proprietary, use different accounting approaches.

- Governmental funds – Most of the City's basic services are reported in governmental funds. These funds use modified accrual accounting (a method that measures the receipt and disbursement of cash and all other financial assets that can be readily converted to cash) and report balances that are available for future spending. The governmental fund statements provide a detailed short-term view of the City's general operations and the basic services it provides. We describe the differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliation schedules following each of the fund financial statements.
- Proprietary funds – The City reports the activities for which it charges users in proprietary funds using the same accounting methods employed in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds are the business-type activities reported in the government-wide statements but containing more detail and additional information, such as cash flows. The internal service funds (the other category of proprietary funds) report activities that provide services to other City programs.

THE CITY AS TRUSTEE

Reporting the City's Fiduciary Responsibilities

The City is the trustee, or fiduciary, for assets held and managed for others. The City's fiduciary activity is reported in a separate Statement of Changes in Assets and Liabilities. We exclude these resources from the City's other financial statements because the City cannot use these assets to finance its operations. The City is only responsible for ensuring that the assets reported in this fund are used for their intended purposes.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Governmental Activities

The total net position of the City's governmental activities decreased \$67,077,487. This result is due to an increase in other post-employment benefits (OPEB) obligations. GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions, was issued in June 2015 and addresses accounting and financial reporting for OPEB that is provided to the employees of state and local governmental employers. This Statement establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. For a defined benefit OPEB, this Statement identifies the methods and assumptions that are required to be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. Note disclosure and required supplementary information about defined benefit OPEB also are addressed. This Statement is effective for fiscal years beginning after June 15, 2018 and was implemented in fiscal year 2018. This standard has had a substantial impact on the City's net position. The figures for 2017 in the tables below are provided for comparison purposes and have not been restated.

Business-Type Activities

In 2018, the total net position of our business-type activities increased by \$11,359,856. This is primarily the result of increases in water and sewer rates that were intended to increase the capacity for projects related to water supply and aging infrastructure.

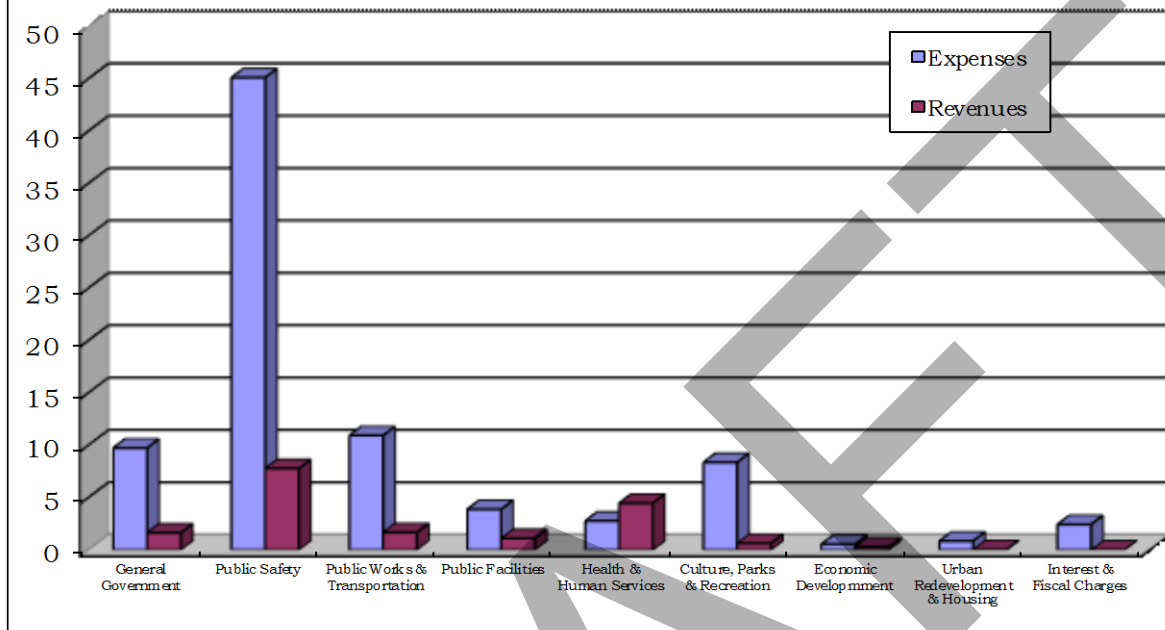
Table I - Net Position

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Current and other assets	\$ 101,365,934	\$ 86,292,160	\$ 77,821,080	\$ 65,539,306	\$ 179,187,014	\$ 151,831,466
Capital assets	84,116,129	84,832,657	340,447,036	340,375,746	424,563,165	425,208,403
Total assets	\$ 185,482,063	\$ 171,124,817	\$ 418,268,116	\$ 405,915,052	\$ 603,750,179	\$ 577,039,869
Deferred Outflows of Resources	13,472,350	23,646,290	1,778,621	3,685,678	15,250,971	27,331,968
Current liabilities	14,130,611	11,742,058	19,363,102	17,320,067	33,493,713	29,062,125
Long-term liabilities	226,892,460	169,742,854	168,619,365	173,242,309	395,511,825	342,985,163
Total liabilities	\$ 241,023,071	\$ 181,484,912	\$ 187,982,467	\$ 190,562,376	\$ 429,005,538	\$ 372,047,288
Deferred Inflows of Resources	12,077,767	355,133	2,007,874	341,815	14,085,641	696,948
Net assets:						
Net Investment in Capital Assets	43,930,391	40,735,612	150,891,275	190,198,520	194,821,666	230,934,132
Restricted	31,024,739	16,874,203	45,264,885	34,722,814	76,289,624	51,597,017
Unrestricted	(129,101,555)	(44,678,753)	33,900,235	(6,224,795)	95,201,320	(50,903,548)
Total net position	(\$ 54,146,425)	\$ 12,931,062	\$ 230,056,395	\$ 218,696,539	\$ 175,909,970	\$ 231,627,601

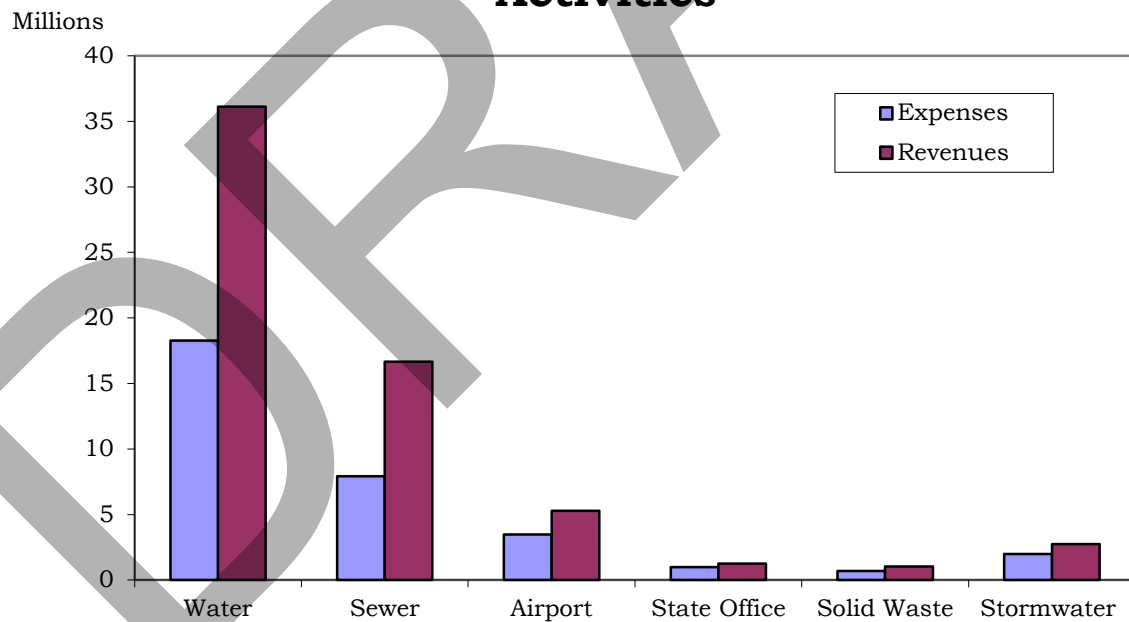
Table II - Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2018	2017	2018	2017	2018	2017
REVENUES						
Program Revenues:						
Charges for services	\$ 13,112,234	\$ 12,832,967	\$ 59,340,176	\$ 54,252,364	\$ 72,452,410	\$ 67,085,331
Operating grants and contributions	3,984,546	3,857,901	-0-	150	3,984,546	3,858,051
Capital grants and contributions	343,815	372,387	3,765,372	970,516	4,109,187	1,342,903
Grants and Contributions Not Restricted to Specific Programs	-0-	-0-	-0-	-0-	-0-	-0-
General Revenues:						
Property Taxes - General Levy	33,702,491	32,111,994	-0-	-0-	33,702,491	32,111,994
Property Taxes - Debt Service Levy	4,581,711	4,563,051	-0-	-0-	4,581,711	4,563,051
Sales Taxes	19,812,694	17,676,790	-0-	-0-	19,812,694	17,676,790
Franchise Taxes	4,586,508	5,012,040	-0-	-0-	4,586,508	5,012,040
Motel Taxes	2,493,761	1,976,473	-0-	-0-	2,493,761	1,976,473
Mixed Drink Taxes	353,657	411,981	-0-	-0-	353,657	411,981
Bingo Taxes	36,960	44,647	-0-	-0-	36,960	44,647
Penalty, Interest and Fees on Delinquent Taxes	897,289	890,555	-0-	-0-	897,289	890,555
Investment Income	784,901	914,166	474,918	612,318	1,259,819	1,526,484
Miscellaneous	3,972,844	5,411,365	-0-	-0-	3,972,844	5,411,365
Settlement Proceeds	-0-	1,000,000	-0-	-0-	-0-	1,000,000
Total Revenues	<u>\$ 88,663,411</u>	<u>\$ 87,076,317</u>	<u>\$ 63,580,466</u>	<u>\$ 55,835,348</u>	<u>\$ 152,243,877</u>	<u>\$ 142,911,665</u>
EXPENSES						
Governmental Activities:						
General Government	\$ 9,724,582	\$ 11,617,429	\$ -0-	\$ -0-	\$ 9,724,582	\$ 11,617,429
Public Safety	44,998,853	53,883,378	-0-	-0-	44,998,853	53,883,378
Public Works and Transportation	10,911,837	10,088,428	-0-	-0-	10,911,837	10,088,428
Public Facilities	3,880,084	3,571,629	-0-	-0-	3,880,084	3,571,629
Health and Human Services	2,765,814	3,455,935	-0-	-0-	2,765,814	3,455,935
Culture, Parks and Recreation	8,344,775	10,941,795	-0-	-0-	8,344,775	10,941,795
Economic Development	551,388	609,428	-0-	-0-	551,388	609,428
Urban Redevelopment and Housing	852,610	926,648	-0-	-0-	852,610	926,648
Interest and Fiscal Charges	2,442,020	2,235,720	-0-	-0-	2,442,020	2,235,720
Business-Type Activities:						
Water	-0-	-0-	18,271,162	18,722,506	18,271,162	18,722,506
Sewer	-0-	-0-	7,926,154	8,778,915	7,926,154	8,778,915
Airport	-0-	-0-	3,479,540	4,283,374	3,479,540	4,283,374
State Office Building	-0-	-0-	986,196	1,031,980	986,196	1,031,980
Solid Waste	-0-	-0-	693,270	930,399	693,270	930,399
Stormwater	-0-	-0-	1,854,288	1,772,384	1,854,288	1,772,384
Total Expenses	<u>\$ 84,471,963</u>	<u>\$ 97,330,390</u>	<u>\$ 33,210,610</u>	<u>\$ 35,519,558</u>	<u>\$ 117,682,573</u>	<u>\$ 132,849,948</u>
Excess or Deficiency before Transfers & Special Items	\$ 4,191,448	(\$ 10,254,073)	\$ 30,369,856	\$ 20,315,790	\$ 34,561,304	\$ 10,061,717
Transfers	6,055,654	5,220,801	(6,055,654)	(5,220,801)	-0-	-0-
Gain (Loss) on Sale of Capital Assets	-0-	-0-	113,364	17,425	113,364	17,425
Change in net position	<u>\$ 10,247,102</u>	<u>(\$ 5,033,272)</u>	<u>\$ 24,427,566</u>	<u>\$ 15,112,414</u>	<u>\$ 34,674,668</u>	<u>\$ 10,079,142</u>
Net Position-Beginning	12,931,062	17,964,334	218,696,539	203,584,125	231,627,601	221,548,459
Restatement of Beginning Net Position	(77,324,589)	-0-	(13,067,709)	-0-	(90,392,298)	-0-
Net Position-Ending	<u><u>(\$ 54,146,425)</u></u>	<u><u>\$ 12,931,062</u></u>	<u><u>\$ 230,056,396</u></u>	<u><u>\$ 218,696,539</u></u>	<u><u>\$ 175,909,971</u></u>	<u><u>\$ 231,627,601</u></u>

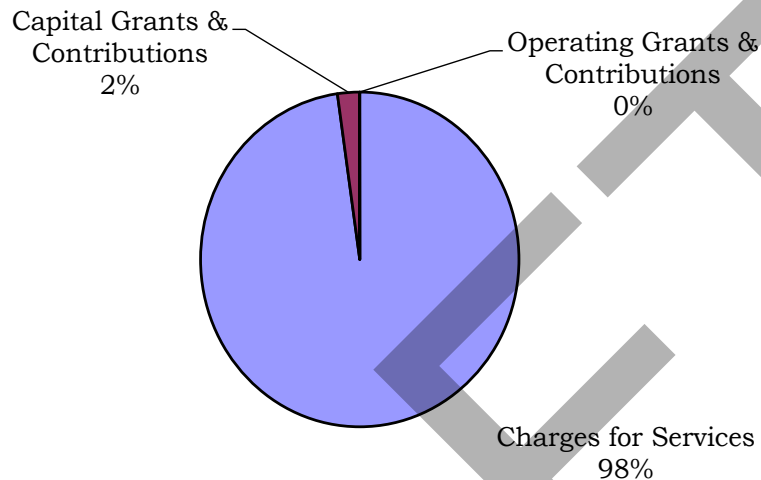
Expenses and Program Revenues - Governmental Activities (in Millions)



Expenses & Program Revenues - Business-type Activities



Revenues by Source - Business-type Activities



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As previously discussed, the City of San Angelo uses fund accounting to ensure compliance with finance related legal requirements.

Governmental funds

The focus of the City of San Angelo's governmental funds is to provide information on inflows, outflows and balances of spendable resources. This information is useful in assessing the City of San Angelo's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As the City completed the year, its governmental funds (as presented in the balance sheet on page 27) reported a combined fund balance of \$89,555,331, an increase of \$13,368,556 from the prior year. This result is primarily due to the planned issuance of debt. The bond proceeds were part of a plan the City Council adopted in January 2016 which is a 10-year plan to issue \$80 million in debt to rebuild San Angelo's worst streets. As debt is retired, every other year the City will issue \$16 million dollars in new debt to pay for the projects. Thus, streets will be improved without having to raise the property tax rate, which for the sixth straight year will remain at 77.6 cents. Street reconstruction and improvements is one of the City Council's top three strategic priorities.

Approximately 62% of this total amount, \$52,274,927, is unassigned and rests in the General Fund. The majority of the remainder is assigned for various capital projects such as streets, parks, and river improvements.

The General Fund is the chief operating fund of the City of San Angelo. The unassigned fund balance represents 67% of total General Fund expenditures. The total fund balance in the General Fund increased by \$18,607,223 during the current fiscal year. This increase is primarily due to the planned issuance of debt for street reconstruction and improvements.

The Capital Improvement Fund includes debt, sales tax, and general fund transfer funding sources required to construct streets, upgrade public safety communications network, purchase machinery and

equipment, complete parks and facility improvements, and other capital projects. The fund balance at September 30, 2017 of \$19,672,377 decreased \$5,494,485 resulting in a fund balance of \$14,177,892. The City's street reconstruction and improvement projects continue to be the primary area of capital improvement investing.

The Debt Service Fund has a total fund balance of \$627,723, all of which is reserved for the payment of debt service. The decrease in fund balance during the current year was \$247,366 and was purposely drawn down to assist with the City's 2018 debt issue.

Proprietary funds

The City of San Angelo's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail. Total net position in the Water Fund was \$138,348,073, an increase of \$17,218,026. This is primarily due to increases in water and sewer rates that were intended to increase the capacity for projects related to water supply and aging infrastructure. The City Council recently adopted a five-year, phased approach to gradually raising water rates. The aim was and remains threefold. First, the Water Utilities Department had to be returned to financial sustainability. Second, more revenue was needed to replace aging infrastructure, including cast-iron water mains that are prone to breaks. Third, the City must have the ability to finance its next water supply project. Water supply and infrastructure is one of the three strategic priorities of the City Council.

General Fund Budgetary Highlights

Differences between the original and final amended budget for revenue amounted to \$6,407,022. This amounts to 9.4%. The increase in the revenue budget was primarily due to the final receipt from the San Angelo Performing Arts Center for their contribution to the City Auditorium project. Property values inched up about 1.67 percent this year while sales tax collections in the fiscal year that ended September 30, 2018, were approximately \$1.6 million more than what was originally budgeted. The City Council used the sales tax surplus in 2018 to fund some much-needed capital items including police vehicles and improvements to parks and to the animal shelter. With that being said, the City budgets its revenues conservatively. As a result, sales tax collections in the coming year have been budgeted at approximately the same level as this past year's collections with a slight decrease.

The final amended expenditure budget increased \$32,327,594. This is primarily the result of rebudgeting funds from the previous year for expenditures that were not made in the previous year. The major increases were in capital projects and street maintenance and reconstruction.

Total General Fund expenditures were \$28,642,019 under the final amended budget. Most of this is for unfinished special or capital projects that will be rebudgeted in fiscal year 2019 such as street maintenance and reconstruction.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of 2018, the City had \$424 million (net of accumulated depreciation) invested in a broad range of capital assets, including land, buildings, improvements, equipment and infrastructure.

The following is a list of the major capital events for FY18:

- \$4.0 million in reconstruction and improvements to streets
- \$1.3 million in improvements to public safety communications
- \$1.7 million in improvements to the water system
- \$2.3 million in improvements to the sewer system

The City put into service the following projects in FY18:

- Water projects with a cost of \$1.5 million

	Governmental		Business-type		Total	
	Activities		Activities			
	2018	2017	2018	2017	2018	2017
Land	\$ 4,500,106	\$ 4,500,105	\$ 52,395,980	\$ 51,780,113	\$ 56,896,086	\$ 56,280,218
Buildings	60,907,361	60,259,792	31,431,920	31,431,919	92,339,281	91,691,711
Improvements Other Than Buildings	43,889,460	43,757,813	38,488,381	38,488,381	82,377,841	82,246,194
Infrastructure	27,814,848	23,757,252	187,919,370	182,290,818	215,734,218	206,048,070
Machinery and Equipment	43,621,425	42,138,480	29,222,395	29,946,791	72,843,820	72,085,271
Construction in Progress	19,018,879	18,169,238	136,019,946	133,111,765	155,038,825	151,281,003
Water Rights	-0-	-0-	36,950,835	36,950,835	36,950,835	36,950,835
Accumulated Depreciation	(115,635,950)	(107,750,027)	(171,981,791)	(163,624,877)	(287,617,741)	(271,374,904)
Total	\$ 84,116,129	\$ 84,832,653	\$ 340,447,036	\$ 340,375,745	\$ 424,563,165	\$ 425,208,398

More detailed information about the City's capital assets is presented in Note IV.D. to the financial statements.

Debt

At year-end, the City had \$227,749,615 in outstanding debt versus \$228,161,225 last year.

On October 18, 2017, the City issued \$11,320,000 in refunding bonds. The City completed the advance refunding to reduce its total debt service payments over the next ten years by \$1,248,856 and to obtain an economic gain (the difference between the present values of the old and new debt service payments) of \$918,930.

On April 10, 2018, the City issued \$16,500,000 in certificates of obligation secured by ad valorem property taxes to fund the costs associated with street improvements and reconstruction. The interest rate on the notes ranges from 3% to 5%, and the maturity is dated February 15, 2038.

General Obligation and Revenue Bonds

	Governmental		Business-type		Total	
	Activities		Activities			
	2018	2017	2018	2017	2018	2017
General Obligation Bonds	\$ 25,121,231	\$ 25,647,232	\$ 152,498,531	\$ 164,395,411	\$ 177,619,762	\$ 190,042,643
Advalorem Tax COs	36,325,000	23,580,000	-0-	-0-	36,325,000	23,580,000
Sales Tax COs	12,335,000	12,915,000	-0-	-0-	12,335,000	12,915,000
Promissory Notes	1,286,000	1,393,000	183,853	230,582	1,469,853	1,623,582
Total	\$ 75,067,231	\$ 63,535,232	\$ 152,682,384	\$ 164,625,993	\$ 227,749,615	\$ 228,161,225

Other obligations include accrued sick leave and tentative arbitrage rebate to the U. S. Treasury. More detailed information about the City's long-term liabilities is presented in Note IV.G.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

- The unemployment rate for the City of San Angelo at the end of the fiscal year was 3.2%. This compares favorably to the state rate of 3.7%.
- The cost of living index compares favorably to the national average.
- The City of San Angelo has not increased the property tax rate in 19 years.

- The FY 2019 budget includes:
 - Five additional police officers for a total of ten over a two-year span
 - The implementation of a police loyalty pay plan with steps
 - Eight additional firefighters with part of the cost being offset by a grant for the first three years

All of these factors were considered in preparing the City of San Angelo's budget.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City's Finance Department, at City of San Angelo, Texas, 72 W. College Ave, San Angelo, Texas 76903.

DRAFT

CITY OF SAN ANGELO, TEXAS

Statement of Net Position

As of September 30, 2018

	Primary Government			Component Units
	Governmental Activities	Business-type Activities	Total	Development Corporation
ASSETS				
Current Assets:				
Cash and Cash Equivalents	\$ 20,805,790	\$ 6,433,811	\$ 27,239,601	\$ 6,426,934
Investments	39,890,973	13,680,471	53,571,444	9,916,025
Receivables:				
Accrued Interest	251,208	161,853	413,061	-0-
Property Taxes	1,619,251	-0-	1,619,251	-0-
Accounts, Net	4,871,887	11,718,355	16,590,242	212,445
Internal Balances	10,162,356	(10,162,356)	-0-	-0-
Due from Other Governments	3,966,163	213,756	4,179,919	1,658,755
Advanced to Other Funds	-0-	-0-	-0-	244,086
Notes	-0-	-0-	-0-	-0-
Inventories	101,388	546,884	648,272	-0-
Prepays	59,721	-0-	59,721	29,633
Restricted Assets:				
Cash and Cash Equivalents	3,286,114	17,712,718	20,998,832	-0-
Investments	16,351,083	31,900,126	48,251,209	-0-
Closure and Post-Closure Trust Fund	-0-	5,615,462	5,615,462	-0-
Total Current Assets	\$ 101,365,934	\$ 77,821,080	\$ 179,187,014	\$ 18,487,878
Noncurrent Assets:				
Capital Assets:				
Land, Construction in Progress, and Water Rights	\$ 23,518,985	\$ 225,366,761	\$ 248,885,746	\$ 85,728
Buildings, Improvements, Infrastructure, and Machinery and Equipment, Net	60,597,144	115,080,275	175,677,419	2,027,732
Net Capital Assets	\$ 84,116,129	\$ 340,447,036	\$ 424,563,165	\$ 2,113,460
Total Noncurrent Assets	\$ 84,116,129	\$ 340,447,036	\$ 424,563,165	\$ 2,113,460
Total Assets	\$ 185,482,063	\$ 418,268,116	\$ 603,750,179	\$ 20,601,338
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Charges	\$ 2,445,758	\$ 604,400	\$ 3,050,158	\$ -0-
Deferred Amounts Related to Pensions	11,026,592	1,174,221	12,200,813	-0-
Total Deferred Outflows of Resources	\$ 13,472,350	\$ 1,778,621	\$ 15,250,971	\$ -0-
LIABILITIES				
Current Liabilities:				
Accounts Payable	\$ 5,573,038	\$ 5,526,256	\$ 11,099,294	\$ 747,630
Accrued Interest Payable	586,966	220,396	807,362	-0-
Due to Other Governments	74,971	-0-	74,971	-0-
Unearned Revenue	160,859	-0-	160,859	-0-
Deposits	536,435	1,276,185	1,812,620	-0-
Noncurrent Liabilities Due Within One Year	7,198,342	12,340,265	19,538,607	-0-
Total Current Liabilities	\$ 14,130,611	\$ 19,363,102	\$ 33,493,713	\$ 747,630
Noncurrent Liabilities:				
Noncurrent Liabilities Due After One Year	\$ 83,676,045	\$ 148,761,183	\$ 232,437,228	\$ -0-
Net Pension Liability	65,116,245	6,731,352	71,847,597	-0-
Total OPEB Liability	78,100,170	13,126,830	91,227,000	-0-
Total Noncurrent Liabilities	\$ 226,892,460	\$ 168,619,365	\$ 395,511,825	\$ -0-
Total Liabilities	\$ 241,023,071	\$ 187,982,467	\$ 429,005,538	\$ 747,630
DEFERRED INFLOWS OF RESOURCES				
Deferred Revenue	\$ -0-	\$ 147,846	\$ 147,846	\$ -0-
Deferred Amounts Related to Pensions	8,176,483	1,204,312	9,380,795	-0-
Deferred Amounts Related to OPEB	3,901,284	655,716	4,557,000	-0-
Total Deferred Inflows of Resources	\$ 12,077,767	\$ 2,007,874	\$ 14,085,641	\$ -0-
NET POSITION				
Net Investment in Capital Assets	\$ 43,930,391	\$ 150,891,275	\$ 194,821,666	\$ 2,113,460
Restricted For:				
Debt Service	-0-	35,515,638	35,515,638	-0-
Asset Construction and Acquisition	13,359,047	2,500,000	15,859,047	-0-
Passenger Facility Charges	-0-	1,633,785	1,633,785	-0-
Landfill Closure and Post-Closure	-0-	5,615,462	5,615,462	-0-
Economic Development	2,925,867	-0-	2,925,867	17,740,248
Permanent Fund Purposes:				
Nonexpendable	14,739,825	-0-	14,739,825	-0-
Unrestricted	(129,101,555)	33,900,236	(95,201,319)	-0-
Total Net Position	\$ 54,146,425	\$ 230,056,396	\$ 175,909,971	\$ 19,853,708

CITY OF SAN ANGELO, TEXAS

Statement of Activities

For the Year Ended September 30, 2018

Net (Expense) Revenue and Changes in Net Position								
		Program Revenues			Primary Government			Component Units
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total	Development Corporation
PRIMARY GOVERNMENT								
Government Activities:								
General Government	\$ 9,724,582	\$ 1,491,213	\$ -0-	\$ -0-	(\$ 8,233,369)	\$ -0-	(\$ 8,233,369)	
Public Safety	44,998,853	7,648,483	129,337	-0-	(37,221,033)	-0-	(37,221,033)	
Public Works and Transportation	10,911,837	1,294,594	348,429	-0-	(9,268,814)	-0-	(9,268,814)	
Public Facilities	3,880,084	760,856	-0-	343,815	(2,775,413)	-0-	(2,775,413)	
Health and Human Services	2,765,814	1,114,913	3,346,397	-0-	1,695,496	-0-	1,695,496	
Culture, Parks and Recreation	8,344,775	476,852	153,877	-0-	(7,714,046)	-0-	(7,714,046)	
Economic Development	551,388	302,788	-0-	-0-	(248,600)	-0-	(248,600)	
Urban Redevelopment and Housing	852,610	22,535	6,506	-0-	(823,569)	-0-	(823,569)	
Interest and Fiscal Charges	2,442,020	-0-	-0-	-0-	(2,442,020)	-0-	(2,442,020)	
Total Government Activities	\$ 84,471,963	\$ 13,112,234	\$ 3,984,546	\$ 343,815	(\$ 67,031,368)	\$ -0-	(\$ 67,031,368)	
Business-type Activities:								
Water	\$ 18,271,162	\$ 36,118,358	\$ -0-	\$ 150	\$ -0-	\$ 17,847,346	\$ 17,847,346	
Sewer	7,926,154	16,661,781	-0-	4,536	-0-	8,740,163	8,740,163	
Airport	3,479,540	1,528,475	-0-	3,760,686	-0-	1,809,621	1,809,621	
State Office Building	986,196	1,240,281	-0-	-0-	-0-	254,085	254,085	
Solid Waste	693,270	1,039,149	-0-	-0-	-0-	345,879	345,879	
Stormwater	1,854,288	2,752,132	-0-	-0-	-0-	897,844	897,844	
Total Business-type Activities	\$ 33,210,610	\$ 59,340,176	\$ -0-	\$ 3,765,372	\$ -0-	\$ 29,894,938	\$ 29,894,938	
Total Primary Government	\$ 117,682,573	\$ 72,452,410	\$ 3,984,546	\$ 4,109,187	(\$ 67,031,368)	\$ 29,894,938	(\$ 37,136,430)	
COMPONENT UNIT								
Development Corporation	\$ 8,247,353	\$ 272,973	\$ -0-	\$ -0-				(\$ 7,974,380)
Total Component Unit	\$ 8,247,353	\$ 272,973	\$ -0-	\$ -0-				(\$ 7,974,380)
General Revenue								
Taxes								
		Property Taxes - General Levy			\$ 33,702,491	\$ -0-	\$ 33,702,491	\$ -0-
		Property Taxes - Debt Service Levy			4,581,711	-0-	4,581,711	-0-
		Sales Taxes			19,812,694	-0-	19,812,694	9,425,475
		Franchise Taxes			4,586,508	-0-	4,586,508	-0-
		Motel Taxes			2,493,761	-0-	2,493,761	-0-
		Mixed Drink Taxes			353,657	-0-	353,657	-0-
		Bingo Taxes			36,960	-0-	36,960	-0-
		Grants and Contributions Not Restricted to Specific Programs			-0-	-0-	-0-	-0-
		Penalty, Interest and Fees, and Delinquent Taxes			897,289	-0-	897,289	-0-
		Unrestricted Investment Earnings			784,901	474,918	1,259,819	280,450
		Miscellaneous			3,972,844	-0-	3,972,844	-0-
		Gain on Sale of Capital Assets			-0-	113,364	113,364	-0-
		Transfers			6,055,654	(6,055,654)	-0-	-0-
		Total General Revenue and Transfers			\$ 77,278,470	(\$ 5,467,372)	\$ 71,811,098	\$ 9,705,925
		Change in Net Position			\$ 10,247,102	\$ 24,427,566	\$ 34,674,668	\$ 1,731,545
		Net Position - Beginning			12,931,062	218,696,539	231,627,601	17,796,163
		Restatement of Beginning Net Position			(77,324,589)	(13,067,709)	(90,392,298)	326,000
		Net Position - Ending			(\$ 54,146,425)	\$ 230,056,396	\$ 175,909,971	\$ 19,853,708

CITY OF SAN ANGELO, TEXAS

Balance Sheet - Governmental Funds

As of September 30, 2018

	General	Capital Improvement Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Cash Equivalents	\$ 11,938,448	\$ 4,405,212	\$ -0-	\$ 1,298,914	\$ 17,642,574
Investments	19,695,120	16,649,717	-0-	1,236,100	37,580,937
Receivables:					
Accrued Interest	87,798	75,290	8,027	75,398	246,513
Property Taxes	1,073,604	-0-	171,201	374,446	1,619,251
Accounts	6,448,590	-0-	2,626,270	431,096	9,505,956
Less: Allowance for Uncollectible	(4,847,842)	-0-	-0-	(11,886)	(4,859,728)
Due from Other Funds	22,204,687	-0-	-0-	-0-	22,204,687
Due from Other Governments	3,317,510	-0-	-0-	648,653	3,966,163
Inventories	37,304	-0-	-0-	-0-	37,304
Prepays	13,518	45,153	-0-	1,050	59,721
Restricted Assets:					
Cash and Cash Equivalents	-0-	-0-	434,932	2,851,182	3,286,114
Investments	-0-	-0-	1,959,928	14,391,155	16,351,083
Total Assets	<u>\$ 59,968,737</u>	<u>\$ 21,175,372</u>	<u>\$ 5,200,358</u>	<u>\$ 21,296,108</u>	<u>\$ 107,640,575</u>
LIABILITIES					
Current Liabilities:					
Accounts Payable	\$ 4,172,525	\$ 640,095	\$ -0-	\$ 234,983	\$ 5,047,603
Due to Other Funds	-0-	6,357,385	4,449,318	413,948	11,220,651
Due to Other Governments	74,971	-0-	-0-	-0-	74,971
Unearned Revenue	160,859	-0-	-0-	-0-	160,859
Deposits	534,735	-0-	-0-	1,700	536,435
Total Liabilities	<u>\$ 4,943,090</u>	<u>\$ 6,997,480</u>	<u>\$ 4,449,318</u>	<u>\$ 650,631</u>	<u>\$ 17,040,519</u>
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	\$ 865,437	\$ -0-	\$ 123,317	\$ -0-	\$ 988,754
Unavailable Revenue - Street Pavement	55,971	-0-	-0-	-0-	55,971
Total Deferred Inflows of Resources	<u>\$ 921,408</u>	<u>\$ -0-</u>	<u>\$ 123,317</u>	<u>\$ -0-</u>	<u>\$ 1,044,725</u>
FUND BALANCES					
Nonspendable	\$ 50,822	\$ -0-	\$ -0-	\$ 14,739,825	\$ 14,790,647
Restricted	1,437,802	-0-	-0-	4,186,072	5,623,874
Committed	161,594	14,177,892	627,723	1,932,160	16,899,369
Assigned	-0-	-0-	-0-	-0-	-0-
Unassigned	52,454,021	-0-	-0-	(212,580)	52,241,441
Total Fund Balances	<u>\$ 54,104,239</u>	<u>\$ 14,177,892</u>	<u>\$ 627,723</u>	<u>\$ 20,645,477</u>	<u>\$ 89,555,331</u>

The accompanying notes are an integral part of this statement.

CITY OF SAN ANGELO, TEXAS

Balance Sheet - Governmental Funds

As of September 30, 2018

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEETS TO THE STATEMENT OF NET POSITION

Total Fund Balance, Governmental Funds	\$	89,555,331
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds, net of accumulated depreciation of \$84,116,129 and less internal service fund net position of \$9,611,887		79,654,698
Certain other deferred outflows are not available in the current period, and therefore, are deferred in the funds		1,044,725
Certain long-term liabilities are not due and payable from current financial resources and, therefore, are not reported in the funds:		
Accrued interest payable	(	586,966)
Revenue bonds payable	(	69,270,000)
Notes payable	(	1,286,000)
Unamortized debt discount	(	4,511,231)
Deferred charge on refunding		2,445,758
Accrued compensated absences	(	12,505,890)
Unfunded OPEB obligation	(	78,407,337)
Net pension obligation (and related deferrals)	(	61,221,546)
Internal service funds are used by management to charge costs of certain activities that benefit multiple funds, such as self-insurance, vehicle maintenance, and other such costs, to individual funds. The assets and liabilities of certain of these internal service funds are reported in governmental activities in the Statement of Net Position:		
Internal service funds' net position		942,033
Net Position of Governmental Activities	(\$	54,146,425)

The accompanying notes are an integral part of this statement.

CITY OF SAN ANGELO, TEXAS

Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds

For the Year Ended September 30, 2018

	General	Capital Improvement Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Funds
REVENUES					
Taxes:					
Property	\$ 33,787,483	\$ -0-	\$ 4,581,711	\$ 910,758	\$ 39,279,952
Sales	19,812,694	-0-	-0-	-0-	19,812,694
Franchise	4,586,508	-0-	-0-	-0-	4,586,508
Motel	-0-	-0-	-0-	2,493,761	2,493,761
Mixed Drink	353,657	-0-	-0-	-0-	353,657
Bingo	36,960	-0-	-0-	-0-	36,960
Licenses and Permits	804,071	-0-	-0-	90,985	895,056
Intergovernmental	-0-	-0-	-0-	3,116,193	3,116,193
Charges for Services	9,315,241	-0-	-0-	204,637	9,519,878
Fines and Forfeits	3,043,918	-0-	-0-	-0-	3,043,918
Investment Income:					
Interest	627,254	330,899	32,539	293,470	1,284,162
Change in Fair Value of Investments	(162,359)	(85,353)	(9,902)	(243,349)	(500,963)
Miscellaneous:					
Gifts and Contributions	51,876	-0-	-0-	349,140	401,016
Program Income	-0-	-0-	-0-	2,864	2,864
Other Miscellaneous	1,036,030	-0-	2,706,018	230,796	3,972,844
Total Revenues	\$ 73,293,333	\$ 245,546	\$ 7,310,366	\$ 7,449,255	\$ 88,298,500
EXPENDITURES					
Current:					
General Government	\$ 10,391,827	\$ -0-	\$ -0-	\$ -0-	\$ 10,391,827
Public Safety	44,892,477	70,000	-0-	345,666	45,308,143
Public Works and Transportation	10,300,498	-0-	-0-	255,757	10,556,255
Public Facilities	1,010,503	-0-	-0-	-0-	1,010,503
Health and Human Services	1,516,256	-0-	-0-	1,660,152	3,176,408
Culture, Parks and Recreation	5,899,521	-0-	-0-	1,173,926	7,073,447
Economic Development	-0-	-0-	-0-	531,555	531,555
Urban Redevelopment and Housing	-0-	-0-	-0-	857,450	857,450
Total Current Expenditures	\$ 74,011,082	\$ 70,000	\$ -0-	\$ 4,824,506	\$ 78,905,588
Capital Outlay	4,101,060	5,670,031	-0-	988,675	10,759,766
Debt Service:					
Principal	-0-	-0-	5,575,000	146,047	5,721,047
Interest and Fiscal Charges	163,750	-0-	2,435,636	-0-	2,599,386
Total Expenditures	\$ 78,275,892	\$ 5,740,031	\$ 8,010,636	\$ 5,959,228	\$ 97,985,787
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 4,982,559)	(\$ 5,494,485)	(\$ 700,270)	\$ 1,490,027	(\$ 9,687,287)
OTHER FINANCING SOURCES (USES)					
Transfers In	\$ 7,665,355	\$ -0-	\$ 200,000	\$ 387,600	\$ 8,252,955
Sale of Capital Assets	-0-	-0-	-0-	480,484	480,484
Issuance of Debt	16,500,000	-0-	11,320,000	-0-	27,820,000
Issuance of Debt Premium	167,856	-0-	1,315,578	-0-	1,483,434
Payment to Advance Refunding Escrow Agent	-0-	-0-	(12,382,674)	-0-	(12,382,674)
Transfers Out	(743,429)	-0-	-0-	(1,854,927)	(2,598,356)
Total Other Sources (Uses)	\$ 23,589,782	\$ -0-	\$ 452,904	(\$ 986,843)	\$ 23,055,843
Net Change in Fund Balances	\$ 18,607,223	(\$ 5,494,485)	(\$ 247,366)	\$ 503,184	\$ 13,368,556
Fund Balances - Beginning	35,468,207	19,672,377	875,089	20,133,739	76,149,412
Restatement of Beginning Fund Balance	28,809	-0-	-0-	8,554	37,363
Fund Balances - Ending	\$ 54,104,239	\$ 14,177,892	\$ 627,723	\$ 20,645,477	\$ 89,555,331

The accompanying notes are an integral part of this statement.

CITY OF SAN ANGELO, TEXAS

Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds

For the Year Ended September 30, 2018

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES

Net Change in Fund Balances - Total Governmental Funds	\$	13,368,556
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Amounts reported for governmental activities in the Statement of Net Activities are different because:

Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets:

Capital asset purchases		8,936,813
Depreciation expense	(	7,183,463)
Capital assets disposals	(	16,948)
Capital assets donated from business-type activities		401,055

Governmental funds report bond issuance costs as expenditures and bond premiums as revenue while governmental activities report amortization and interest expense to allocate those expenditures over the term of the bonds:

Amortization expense		659,534
Interest expense	(	169,882)

Governmental funds report revenue not collected within the availability period as Unavailable Revenue, but on the Statement of Activities these revenues are recognized and the deferred inflow of resources is eliminated:

Property taxes	(	98,462)
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Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position:

Revenue bond principal payment		5,575,000
Revenue bond payments to escrow		11,480,000
Note payable principal payment		107,000
Revenue bond proceeds	(	27,820,000)
Revenue bond premium	(	873,999)

Some expenses reported in the Statement of Activities do not require the use of current financial resources, and these are not reported as expenditures in governmental funds:

Compensated absences		109,386
OPEB obligation change		11,194,967
Net pension obligation change	(	3,780,042)

The internal service funds are used by management to charge the costs of fleet management and risk management to individual funds. The net revenue of certain activities of internal service funds is reported in the governmental activities.

	(	1,642,413)
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Change in Net Position of Governmental Activities	\$	<u>10,247,102</u>
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The accompanying notes are an integral part of this statement.

CITY OF SAN ANGELO, TEXAS

Statement of Net Position - Proprietary Funds

As of September 30, 2018

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds	
	Water	Sewer	Other Enterprise Funds	Total		
ASSETS						
Current Assets:						
Cash and Cash Equivalents	\$ 1,627,218	\$ 29,719	\$ 4,776,874	\$ 6,433,811	\$	3,163,216
Investments	7,190,161	10,980	6,479,330	13,680,471		2,310,036
Receivables:						
Accrued Interest	75,489	39,457	46,907	161,853		4,695
Accounts Receivable	9,178,043	3,021,430	1,715,816	13,915,289		260,590
Less: Allowance for Uncollectibles	(1,645,897)	(470,973)	(80,064)	(2,196,934)	(	34,931)
Due From Other Governments	-0-	-0-	213,756	213,756		-0-
Inventories	495,749	51,135	-0-	546,884		64,084
Restricted Assets:						
Cash and Cash Equivalents	-0-	12,925,526	4,787,192	17,712,718		-0-
Investments	17,902,664	13,357,246	640,216	31,900,126		-0-
Closure and Post-Closure Trust Fund	-0-	-0-	5,615,462	5,615,462		-0-
Total Current Assets	\$ 34,823,427	\$ 28,964,520	\$ 24,195,489	\$ 87,983,436	\$	5,767,690
Noncurrent Assets:						
Capital Assets:						
Land	\$ 45,530,234	\$ 3,781,119	\$ 3,084,627	\$ 52,395,980	\$	-0-
Buildings	9,301,952	240,039	21,889,929	31,431,920		390,269
Improvements Other Than Buildings	10,193,141	10,089,039	18,206,201	38,488,381		5,303,405
Infrastructure	96,817,272	71,894,920	19,207,178	187,919,370		-0-
Machinery and Equipment	11,789,153	11,566,357	5,866,885	29,222,395		9,956,262
Water Rights	36,950,835	-0-	-0-	36,950,835		-0-
Construction in Progress	121,437,580	2,138,096	12,444,270	136,019,946		-0-
Less: Accumulated Depreciation	(75,909,376)	(46,831,993)	(49,240,422)	(171,981,791)	(	11,188,505)
Net Capital Assets	\$ 256,110,791	\$ 52,877,577	\$ 31,458,668	\$ 340,447,036	\$	4,461,431
Total Noncurrent Assets	\$ 256,110,791	\$ 52,877,577	\$ 31,458,668	\$ 340,447,036	\$	4,461,431
Total Assets	\$ 290,934,218	\$ 81,842,097	\$ 55,654,157	\$ 428,430,472	\$	10,229,121
DEFERRED OUTFLOWS OF RESOURCES						
Deferred Charges	\$ -0-	\$ 604,400	\$ -0-	\$ 604,400	\$	-0-
Deferred Amounts Related to Pensions	644,645	223,759	305,817	1,174,221		314,552
Total Deferred Outflows of Resources	\$ 644,645	\$ 828,159	\$ 305,817	\$ 1,778,621	\$	314,552
LIABILITIES						
Current Liabilities:						
Accounts Payable	\$ 2,753,732	\$ 1,166,534	\$ 1,605,990	\$ 5,526,256	\$	525,435
Accrued Interest Payable	156,857	57,922	5,617	220,396		-0-
Due to Other Funds	-0-	4,596,874	5,565,482	10,162,356		821,680
Deposits	1,276,185	-0-	-0-	1,276,185		-0-
Noncurrent Liabilities Due Within One Year	8,942,788	3,143,452	254,025	12,340,265		1,229,748
Total Current Liabilities	\$ 13,129,562	\$ 8,964,782	\$ 7,431,114	\$ 29,525,458	\$	2,576,863
Noncurrent Liabilities:						
Net Pension Liability	\$ 3,925,362	\$ 1,278,067	\$ 1,527,923	\$ 6,731,352	\$	1,048,756
Total OPEB Liability	8,110,400	2,928,692	2,087,738	13,126,830		3,423,124
Noncurrent Liabilities Due After One Year	126,851,333	16,710,419	5,199,431	148,761,183		2,071,519
Total Noncurrent Liabilities	\$ 138,887,095	\$ 20,917,178	\$ 8,815,092	\$ 168,619,365	\$	6,543,399
Total Liabilities	\$ 152,016,657	\$ 29,881,960	\$ 16,246,206	\$ 198,144,823	\$	9,120,262
DEFERRED INFLOWS OF RESOURCES						
Deferred Revenue	\$ 147,846	\$ -0-	\$ -0-	\$ 147,846	\$	-0-
Deferred Amounts Related to Pensions	661,154	260,300	282,858	1,204,312		310,385
Deferred Amounts Related to OPEB	405,133	146,295	104,288	655,716		170,993
Total Deferred Inflows of Resources	\$ 1,214,133	\$ 406,595	\$ 387,146	\$ 2,007,874	\$	481,378
NET POSITION						
Net Investment in Capital Assets	\$ 86,745,069	\$ 33,250,927	\$ 30,895,279	\$ 150,891,275	\$	4,461,431
Restricted for:						
Debt Service	31,077,529	4,438,109	-0-	35,515,638		-0-
Asset Construction and Acquisition	2,500,000	-0-	-0-	2,500,000		-0-
Passenger Facility Charges	-0-	-0-	1,633,785	1,633,785		-0-
Landfill Closure and Post-Closure	-0-	-0-	5,615,462	5,615,462		-0-
Unrestricted	18,025,475	14,692,665	1,182,096	33,900,236	(	3,519,398)
Total Net Position	\$ 138,348,073	\$ 52,381,701	\$ 39,326,622	\$ 230,056,396	\$	942,033

CITY OF SAN ANGELO, TEXAS

Statement of Revenues, Expenses, and Changes in Fund Net Position - Proprietary Funds

For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Water	Sewer	Other Enterprise Funds	Total	
OPERATING REVENUES					
Charges for Sales and Services:					
Pledged for Payment of Revenue Bonds:					
Water Sales	\$ 33,120,504	\$ -0-	\$ -0-	\$ 33,120,504	\$ -0-
Sewer Service	-0-	16,281,784	-0-	16,281,784	-0-
Stormwater Fee	-0-	-0-	2,751,745	2,751,745	-0-
Solid Waste Service	-0-	-0-	824,210	824,210	-0-
Rents, Leases, and Fees	696,955	228,740	1,240,276	2,165,971	-0-
Billing and Collection	1,638,973	-0-	-0-	1,638,973	-0-
Paving Cuts, Taps, and Connections	370,672	94,360	-0-	465,032	-0-
Other	291,254	56,897	17,196	365,347	-0-
Unpledged:					
Rents, Leases, and Fees	-0-	-0-	1,491,895	1,491,895	-0-
Sales and Service	-0-	-0-	-0-	-0-	15,651,232
Other	-0-	-0-	234,715	234,715	417,387
Total Operating Revenues	\$ 36,118,358	\$ 16,661,781	\$ 6,560,037	\$ 59,340,176	\$ 16,068,619
OPERATING EXPENSES					
Cost of Sales and Services	\$ 5,853,372	\$ 3,956,168	\$ 4,306,415	\$ 14,115,955	\$ 14,064,334
Administrative	5,321,638	87,302	13,107	5,422,047	-0-
Depreciation	3,836,317	3,205,908	2,679,127	9,721,352	3,644,757
Total Operating Expenses	\$ 15,011,327	\$ 7,249,378	\$ 6,998,649	\$ 29,259,354	\$ 17,709,091
Operating Income (Loss)	\$ 21,107,031	\$ 9,412,403	(\$ 438,612)	\$ 30,080,822	(\$ 1,640,472)
NONOPERATING REVENUES (EXPENSES)					
Intergovernmental	(\$ 251,368)	(\$ 175,976)	\$ -0-	(\$ 427,344)	(\$ 1,777)
Interest	357,779	360,180	214,274	932,233	29,628
Change in Fair Value of Investments	(295,188)	(122,204)	(39,923)	(457,315)	(27,926)
Interest Expense and Fiscal Agent Fees	(3,241,565)	(576,492)	(14,645)	(3,832,702)	-0-
Gain (Loss) on Sale of Capital Assets	(18,270)	(100,284)	113,364	(5,190)	(1,865)
Total Nonoperating Revenues (Expenses)	(\$ 3,448,612)	(\$ 614,776)	\$ 273,070	(\$ 3,790,318)	(\$ 1,940)
Income (Loss) Before Contributions and Transfers	\$ 17,658,419	\$ 8,797,627	(\$ 165,542)	\$ 26,290,504	(\$ 1,642,412)
CONTRIBUTIONS AND TRANSFERS					
Contributions:					
Federal Grants	\$ 150	\$ 4,536	\$ 3,760,686	\$ 3,765,372	\$ -0-
Capital Contributions	1,777	24,512	-0-	26,289	-0-
Total Contributions	\$ 1,927	\$ 29,048	\$ 3,760,686	\$ 3,791,661	\$ -0-
Transfers In	1,008,102	-0-	155,829	1,163,931	-0-
Transfers Out	(3,786,942)	(2,226,648)	(804,940)	(6,818,530)	-0-
Total Contributions and Transfers	(\$ 2,776,913)	(\$ 2,197,600)	\$ 3,111,575	(\$ 1,862,938)	-0-
Change in Net Position	\$ 14,881,506	\$ 6,600,027	\$ 2,946,033	\$ 24,427,566	(\$ 1,642,412)
Net Position - Beginning	131,417,175	48,726,601	38,552,763	218,696,539	5,945,966
Restatement of Beginning Fund Balance	(7,950,608)	(2,944,927)	(2,172,174)	(13,067,709)	(3,361,521)
Net Position - Ending	\$ 138,348,073	\$ 52,381,701	\$ 39,326,622	\$ 230,056,396	\$ 942,033

CITY OF SAN ANGELO, TEXAS

Statement of Cash Flows - Proprietary Funds

For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Water	Sewer	Other Enterprise Funds	Total	
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received From Customers	\$ 35,145,451	\$ 15,918,262	\$ 7,104,699	\$ 58,168,412	\$ 13,620,795
Cash Received From Other Governments	-0-	-0-	(203,406)	(203,406)	-0-
Cash Received From Other Funds for Interfund Services Provided	-0-	4,596,874	-0-	4,596,874	-0-
Cash Received From Reinsurance	-0-	-0-	-0-	-0-	2,392,369
Cash Received From Meter Deposits	195,280	-0-	-0-	195,280	-0-
Cash Paid to Suppliers for Goods and Services	(6,468,368)	(1,674,060)	(1,410,360)	(9,552,788)	(5,939,062)
Cash Paid for Insurance Claims and Premiums	-0-	-0-	-0-	-0-	(7,234,865)
Cash Paid for Employees' Services and Benefits	(5,789,206)	(1,879,529)	(2,381,506)	(10,050,241)	(1,463,787)
Interfund Receipts/Payments	-0-	-0-	3,570,093	3,570,093	-0-
Net Cash Provided (Used) by Operating Activities	\$ 23,083,157	\$ 16,961,547	\$ 6,679,520	\$ 46,724,224	\$ 1,375,450
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Transfers In	\$ 1,009,879	\$ -0-	\$ -0-	\$ 1,009,879	\$ -0-
Transfers Out	(4,038,310)	(2,226,648)	(649,111)	(6,914,069)	-0-
Short-Term Interfund Loans Received	-0-	-0-	-0-	-0-	772,067
Net Cash Provided (Used) by Noncapital Financing Activities	(\$ 3,028,431)	(\$ 2,226,648)	(\$ 649,111)	(\$ 5,904,190)	\$ 772,067
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition of Capital Assets	(\$ 3,146,336)	(\$ 2,231,327)	(\$ 4,571,632)	(\$ 9,949,295)	(\$ 794,416)
Principal Paid on Debt	(8,231,960)	(3,186,400)	(246,276)	(11,664,636)	-0-
Interest Paid on Debt	(3,235,993)	(991,989)	(24,932)	(4,252,914)	-0-
Cash Paid for Water Rights Obligation	(712,541)	-0-	-0-	(712,541)	-0-
Capital Grants Received	150	4,536	3,760,686	3,765,372	-0-
Net Cash Provided (Used) by Capital and Related Financing Activities	(\$ 15,326,680)	(\$ 6,405,180)	(\$ 1,082,154)	(\$ 22,814,014)	(\$ 794,416)
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of Investments	(\$ 8,935,573)	\$ 1,121,382	\$ 597,218	(\$ 7,216,973)	\$ 193,777
Interest Received on Investments	331,089	329,732	201,755	862,576	28,098
Net Cash Provided (Used) by Investing Activities	(\$ 8,604,484)	\$ 1,451,114	\$ 798,973	(\$ 6,354,397)	\$ 221,875
Net Increase (Decrease) in Cash	(\$ 3,876,438)	\$ 9,780,833	\$ 5,747,228	\$ 11,651,623	\$ 1,574,976
Cash - Beginning	5,503,656	3,174,412	3,816,838	12,494,906	1,588,240
Cash - Ending	\$ 1,627,218	\$ 12,955,245	\$ 9,564,066	\$ 24,146,529	\$ 3,163,216
CASH ON STATEMENT OF NET POSITION					
Current Assets	\$ -0-	\$ -0-	\$ 1,510,047	\$ 1,510,047	\$ -0-
Restricted Assets	-0-	-0-	(1)	(1)	-0-
Total	\$ -0-	\$ -0-	\$ 1,510,046	\$ 1,510,046	\$ -0-

CITY OF SAN ANGELO, TEXAS

Statement of Cash Flows - Proprietary Funds

For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
	Water	Sewer	Other Enterprise Funds	Total	
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating Income (Loss)	\$ 21,107,031	\$ 9,412,403	(\$ 438,612)	\$ 30,080,822	(\$ 1,640,472)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities					
Depreciation	3,836,317	3,205,908	2,679,127	9,721,352	3,644,757
(Increase) Decrease in:					
Accounts Receivable	(976,104)	(889,814)	788,830	(1,077,088)	(55,455)
Other Receivable	-0-	-0-	(244,168)	(244,168)	-0-
Due From Other Funds	-0-	4,596,874	-0-	4,596,874	-0-
Due From Other Governments	-0-	-0-	(203,406)	(203,406)	-0-
Inventories	(128,838)	(18,921)	-0-	(147,759)	(18,690)
Deferred Charges	3,197	146,295	-0-	149,492	-0-
Deferred Outflow Pension	1,017,524	536,137	155,750	1,709,411	174,588
Increase (Decrease) in:					
Accounts Payable	165,617	902,056	629,401	1,697,074	164,985
Due To Other Funds	-0-	-0-	3,570,093	3,570,093	-0-
Due To Component Unit	-0-	-0-	52,906	52,906	-0-
Insurance Claims Payable	-0-	-0-	-0-	-0-	(170,367)
OPEB Liability	(1,620,978)	(585,339)	(417,264)	(2,623,581)	(684,160)
Pension Liability	(1,518,325)	(577,326)	(214,379)	(2,310,030)	(395,965)
Compensated Absences	61,958	3,037	(97,741)	(32,746)	(58,943)
OPEB Deferred Inflow	405,133	-0-	104,288	509,421	157,735
Deferred Inflow Pension	535,345	230,237	109,337	874,919	257,437
Landfill Postclosure Liability	-0-	-0-	205,358	205,358	-0-
Customer Deposits	195,280	-0-	-0-	195,280	-0-
Net Cash Provided (Used) by Operating Activities	<u>\$ 23,083,157</u>	<u>\$ 16,961,547</u>	<u>\$ 6,679,520</u>	<u>\$ 46,724,224</u>	<u>\$ 1,375,450</u>
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES					
Loss on Disposal of Capital Assets	\$ 18,270	\$ 100,284	\$ -0-	\$ 118,554	(\$ 1,865)
Amortization of Premiums and Discounts	\$ 5,572	(\$ 327,163)	(\$ 10,287)	\$ 331,878	\$ -0-
Change in Fair Value of Investments	(\$ 295,188)	(\$ 122,204)	(\$ 39,923)	(\$ 457,315)	(\$ 27,926)
Amortization of Gain or Loss on Refunding	\$ -0-	(\$ 26,452)	\$ -0-	\$ 26,452	\$ -0-
Transfer of Capital Assets	\$ 251,368	\$ 175,967	\$ -0-	\$ 427,335	\$ -0-

CITY OF SAN ANGELO, TEXAS

Statement of Net Position - Fiduciary Funds

As of September 30, 2018

ASSETS

Cash and Cash Equivalents
Total Assets

Agency	
CJC	
\$	382,940
\$	382,940

LIABILITIES

Accounts Payable
Due to Other Governments
Total Liabilities

\$	190
	382,750
\$	382,940

The accompanying notes are an integral part of this statement.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of San Angelo, Texas (City) is a municipal corporation governed by an elected mayor and six-member council. The City provides services as authorized in its charter: public safety (police and fire), streets and bridges, sanitation, health and human services, water and sewer utilities, recreation, education, public improvements, planning and zoning, and general administrative services. The accompanying financial statements present the government and its component units, entities for which the government is financially accountable. The discretely presented component unit is reported in a separate column in the government-wide financial statements (see note below for description) to emphasize that it is legally separate from the government.

The City's financial statements have been prepared in conformity with U.S. generally accepted accounting principles. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The accounting and reporting framework and the more significant accounting policies are discussed in the subsequent subsections of this note.

I.A. Financial Reporting Entity

The City's financial reporting entity comprises the following:

Primary Government:	City of San Angelo, Texas
Discretely Presented Component Unit:	City of San Angelo Development Corporation

In determining the financial reporting entity, the City complies with the provisions of Governmental Accounting Standards Board Statement 14, *The Financial Reporting Entity*, as amended by Statement No. 61 and includes all component units of which the City is fiscally accountable.

Blended Component Units

Blended component units are separate legal entities that meet the GASB Statement No. 14 (as amended by Statement No. 61) component unit criteria and whose governing body is the same or substantially the same as the City Council, or the component unit provides services entirely, or almost entirely, to the City. The City had no blended component units for the year ended September 30, 2018.

Discretely Presented Component Units

Discretely presented component units are separate legal entities that meet the GASB Statement No. 14 (as amended by Statement No. 61) component unit criteria but do not meet the criteria for blending. The City has one component unit that is discretely presented in the City's report as presented below. The component unit's rows and columns in the government-wide financial statements include the financial data of the City's component unit. It is reported in separate rows and columns to emphasize that it is legally separate from the City. The mayor and the City Council appoint the governing board of directors.

The City of San Angelo, Texas Development Corporation (Corporation) is a non-profit development corporation organized under the Texas Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Revised Civil Statutes Annotated as amended (the Act) and is governed by Section 4B of the Act. The Corporation is governed by a seven-member board appointed by the City Council. Its purpose is to administer the type B Section 4B economic development sales tax approved by the City's voters. As stated in its Articles of Incorporation, the purpose of the Corporation is to promote community development within the City and the State of Texas in order to improve the quality of life and the public welfare of, for, and on behalf of the City by developing, implementing, providing, and financing the projects allowed under Section 4B of the Act. The San Angelo City Council must approve all actions of the Corporation's board of directors. Subject to the limitations provided by the Texas Constitution, the laws of the state and the articles of incorporation, the City Council may, in its sole discretion, and at any time, alter or change the structure, organization, programs, or activities of the Corporation, and may terminate or dissolve the Corporation. If the Corporation should be dissolved, all interests it has, or is entitled to, in any funds or property of any kind shall be transferred and delivered to the City after satisfaction of all debts, claims, and contractual obligations. The Corporation does not publish any separately issued financial statements.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Related Organizations

The City Council is responsible for appointing the members of the boards of various organizations, but the City's accountability for those organizations does not extend beyond making the appointments. The City provides some funding to the Convention and Visitors Bureau.

I.B. Basis of Presentation

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. Eliminations have been made to minimize the double reporting of transactions involving internal activities. Individual funds are not displayed in these statements. Instead, the statements distinguish between governmental and business-type activities. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other non-exchange revenues, are reported separately from *business-type activities*, which rely mostly on fees and charges for support. In addition, the primary government is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities reports the direct expenses of a given function offset by program revenues directly related to the function program. A function is an aggregation of similar activities and may include portions of a fund or summarize more than one fund to capture expenses and program revenues associated with a distinct functional activity. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: (a) charges to customers such as fines and forfeitures, fees for licenses, permits, and other user charges; (b) operating grants and contributions that are restricted to meeting the annual operating requirements of a particular function or segment; and (c) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures/expenses. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds. Fiduciary funds are not included in the government-wide financial statements. An emphasis of the fund financial statements is placed on major governmental and enterprise funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements with composite columns for the aggregated remaining non-major funds. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- a) Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b) Total assets, liabilities, revenues or expenditures/expenses of the individual governmental or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c) A fund not meeting the criteria of (a) and (b); however, management has elected to report the fund as a major fund due to its significance to users of the financial statements.

All remaining governmental and enterprise funds not meeting the above criteria are aggregated and reported as nonmajor funds.

I.C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and trust fund financial statements. Agency funds do not have a measurement focus. Revenues are recorded when earned, and expenses are recorded when a liability is incurred regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Because different measurement focuses and bases of accounting are used in the government-wide statement of net position and in governmental fund statements, amounts reported as restricted fund balances in governmental funds may be different from amounts reported as restricted net position in the statement of net position.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The agency fund has no measurement focus but utilizes the *accrual basis of accounting* for reporting its assets and liabilities.

The City reports the following major governmental funds:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. It is *always* a major fund.

The *capital improvement fund* accounts for the authorized expenditure of the proceeds of certificates of obligation.

The *debt service fund* accounts for the accumulation of resources and payment of principal and interest on general obligation bonds, certificates of obligation, and sales tax supported certificates of obligations. Resources are provided by an ad valorem tax levy and transfer of type B sales tax proceeds from the City of San Angelo Development Corporation.

The City also reports the following nonmajor governmental fund types and funds:

Special revenue funds account for specific revenues that are legally restricted, or designated by management, to expenditures for particular purposes. The City's nonmajor special revenue funds include:

- *Community Development fund* accounts for the expenditure of funds received from the U.S. Department of Housing and Urban Development under the Community Development Block Grant program.
- *Intergovernmental fund* accounts for the expenditure of various federal and state funds.
- *HOME Program fund* accounts for funds received from the U.S. Department of Housing and Urban Development under the HOME Investment Partnership program.
- *Designated Revenue fund* accounts for expenditure of funds contributed by San Angelo citizens for special purposes.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

- *Tax Increment Reinvestment Zone fund* accounts for expenditure of funds received from ad valorem taxes derived from increments of growth in real property values in the Zone.

Capital project funds account for the acquisition and construction of the government's major capital facilities, other than those financed by proprietary funds. The City's nonmajor capital project funds include:

- The *Sales Tax Projects fund* accounts for certificate of obligation proceeds to accomplish projects specified on the ballots in the elections adopting the type B economic development sales tax and projects allowed by Section 4B of the Development Corporation Act of 1979, as amended. The certificates are being retired with funds from the collection of the type B sales tax approved for the projects.

Permanent funds are used to account for resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs – that is, for the benefit of the government or its citizenry. The City's nonmajor permanent funds are as follows:

- *Santa Fe Park Trust fund* accounts for trust principal and related investment income. Net earnings up to 7% can be paid to the City to be used for the upkeep and beautification of the park. Earnings in excess of 7% become part of principal.
- *Lake Nasworthy Trust fund* accounts for the trust principal and related investment income. Twenty percent of all lake lot lease income, the proceeds from the sale of lake lots, and 10% of the annual interest income are additions to principal. No portion of the principal shall be expended for any purpose unless authorized by a majority vote of the qualified voters of the City at an election held for that purpose. Ninety percent of the annual interest income may be used by the City to pay for lake and river improvements, services to enhance water recreation, and the elimination of related litter and pollution. A public hearing must be held on the purposed uses of interest income during the budget and budget amendment process.

Proprietary funds include both enterprise funds and internal service funds. *Enterprise funds* account for business-like activities provided to the general public. *Internal service funds* are used to account for business-like activities provided and charged to other funds or entities within the reporting entity.

The City reports two major enterprise funds:

- *Water fund* accounts for the operations of the water utility service. In addition, the operation of lake recreation facilities are accounted for in this fund, and billing and collection services are provided to other enterprise funds.
- *Sewer fund* accounts for the operation of the sewage collection and treatment system and leasing of the sewer farm.

The City reports the following four non-major enterprise funds:

- *State Office Building fund* accounts for the operation of a building, acquired and renovated, primarily to provide a facility for lease to the State of Texas in order for all state offices in San Angelo to be in one location.
- *Airport fund* accounts for the operations of the municipal airport.
- *Solid waste fund* accounts for the City's portion of operating the landfill.
- *Stormwater fund* accounts for the operation of stormwater treatment and management.

Internal service funds account for fuel, oil, and the maintenance and upkeep on City and San Angelo Independent School District vehicles (vehicle maintenance fund); health claims services and medical costs for City employees and their dependents (employee/retiree health fund); insurance coverage for general and automobile liability and property damage for city property and vehicles (property and casualty insurance fund); workers compensation coverage for City employees (workers compensation insurance fund), and a city-wide radio communication system (communications fund), basically on a cost reimbursement basis, and provision of reserves for catastrophic claims in the insurance funds.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Fiduciary funds are used to account for assets held in a trust or agency capacity for others and, therefore, cannot be used to support the City's own programs. Fiduciary fund reporting focuses on net position and changes in net position. All fiduciary activities are reported only in the fund financial statements. The City reports the following fiduciary fund:

- *CJC Agency fund* is used to report resources held by the City in a purely custodial capacity (assets equal liabilities). The CJC fund accounts for the accumulation of fines and fees collected on behalf of the State of Texas.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water, sewer, and stormwater function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds report *operating* revenues and expenses and *non-operating* revenues and expenses separately. Operating revenues and expenses generally result from sales and services in connection with a proprietary fund's principal ongoing operations. All other revenues and expenses are reported as non-operating. Principal operating revenues include charges to customers for sales, services, and rentals. Other operating revenues include charges for paving cuts, taps, and connections intended to recover the cost of connecting new customers to the water and sewer systems. Operating expenses for enterprise funds and internal service funds include cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for specified expenditures, the City's policy is to use restricted resources first, then unrestricted resources as needed. Within unrestricted resources, committed would be considered spent first (if available), followed by assigned (if available), and then unassigned amounts.

I.D. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Equity

Cash and Cash Equivalents

For the purposes of financial reporting, "cash and cash equivalents" include all demand deposits, state-managed local government investment pools, and short-term investments with original maturities of three months or less when acquired.

Investments

Investments are reported at fair value. U.S. Treasury obligations are valued at the last reported sales price on a national exchange. State-managed local government investment pools (which are reported as "cash" due to their liquidity) operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940 and use amortized cost instead of market value to report net position to compute share prices. Accordingly, the fair value of the position in the pools is the same as the value of the shares. The State Comptroller of Public Accounts exercises oversight responsibility over the pools. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both pool participants and other persons who do not have a business relationship with the pools. The advisory board members review the investment policy and management fee structure. Year to year changes in the fair value of investments are shown as an adjustment to investment income.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). Temporary fund overdrafts in the pooled cash account and certain year-end adjustments give rise to current interfund loans reported in the fund financial statements. Any residual balance outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

All accounts receivables are shown net of an allowance for uncollectibles.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

The City's property taxes are due October 1 and become delinquent after January 31. No split payments or discounts are allowed. Penalties and Interest: (a) a delinquent tax incurs a penalty of 6% of the amount of the tax for the first calendar month it is delinquent, plus one percent for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax on July 1 incurs a total penalty of 12% of the amount of the delinquent tax without regard to the number of months the tax has been delinquent; (b) a delinquent tax accrues interest at a rate of one percent for each month or portion of a month the tax remains unpaid; and an additional penalty up to a maximum of 15% of taxes, penalty, and interest may be imposed to defray costs of collection for taxes delinquent after July 1.

Inventories

Inventories of the governmental funds are valued on the basis of weighted average cost. Inventories are recorded as expenditures when consumed rather than when purchased.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

Certain governmental fund assets are classified as restricted on the balance sheets and statement of net position because their use is limited by legal or contractual requirements and terms of trust agreements. These include funds restricted for debt service, park upkeep, and river and lake improvements.

Also, certain proceeds of enterprise funds' revenue bonds, as well as certain other resources set aside for their repayment and other purposes, are classified as restricted assets on the statements of net position because their use is limited by applicable bond covenants and contract agreements. These include assets for bond debt service, water purchase contract obligations, construction with bond proceeds, asset renewals and replacements, and water supply development.

Capital Assets

The accounting treatment of property, plant, and equipment (capital assets) and water rights (intangible assets) depends on whether the assets are used in governmental fund type or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

In the government-wide financial statements, property, plant, and equipment and intangible assets are accounted for as capital assets. The City's policy is to capitalize and depreciate all capital assets with an initial, individual cost of \$5,000 or more and an estimated life in excess of two years. Assets not meeting the capitalization policy are controlled by division or department heads. Normal maintenance and repair costs that do not add to the asset values or materially extend the useful lives are not capitalized. All capital assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their acquisition value at the date of donation. Infrastructure capital assets, consisting of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, lighting systems, water system, sewer system, and airport paving are capitalized and depreciated. Interest costs, net of interest earned on any invested capital debt proceeds, are capitalized when incurred by proprietary funds.

Depreciation of all exhaustible capital assets is recorded as an operating expense in proprietary fund financial statements and as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation in the government-wide statements and the proprietary funds statements is provided using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Buildings	10 – 50 years
Improvement Other Than Buildings	8 – 20 years
Infrastructure	15 – 50 years
Machinery and Equipment	3 – 20 years

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

In the governmental fund financial statements, capital assets are accounted for as capital outlay expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will *not* be recognized as an outflow of resources (expense/expenditures) until then. The government currently recognizes amounts from pension and amounts related to refunding of debt. The deferred charge on refunding reported in the government-wide statement of net position and the proprietary fund statement. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Compensated Absences

City employees, employed before October 1, 2001, earn vacation and sick leave, each at the rate of 1-1/4 working days per month (3 weeks per year). Employees hired on or after October 1, 2001 earn vacation at the rate of 5/6 of a working day per month (2 weeks per year) for the first 5 years, and thereafter at the same rate as pre-October 1, 2001 hires. Accumulation of vacation is limited to 30 working days, and accumulation of sick leave is unlimited. Employees vest in accumulated sick leave after three years of employment. Terminal benefit payoffs are limited to 30 working days for unused vacation and 90 working days for unused vested sick leave. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Liabilities related to proprietary funds are recognized within each of those funds' financial statements and the government-wide statement of net position.

Long-term Obligations

In the government-wide financial statements and the proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount and deferred amounts on refundings. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenses in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the San Angelo Firemen's Relief and Retirement Fund (SFRRF) and the Texas Municipal Retirement System (TMRS) and additions to/deductions from SFRRF and TMRS fiduciary net position have been determined on the same basis as they are reported by SFRRF and TMRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Postemployment Plans

Effective October 1, 2017, the City implemented Governmental Accounting Standards Board (GASB) statement number 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pension Plans. This statement replaces GASB statements 45, as amended, and 57. The statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenses/expenditures for other post employment benefits (OPEB). It also includes note disclosure and required supplementary information requirements for OPEB plans. See Note IV.H. Change in Accounting Principles/Restatement for the effects of the adoption of GASB 75.

Arbitrage Rebate to the U.S. Treasury

Under U.S. Treasury Department Regulations, all governmental tax-exempt debt issued after August 31, 1986, is subject to arbitrage rebate requirements. The requirements stipulate, in general, that the earnings from the investment of tax-exempt bond proceeds, which exceed related interest expenditures on the bonds, must be remitted to the Federal government on every fifth anniversary of each bond issue.

Since the rules governing arbitrage on tax-exempt debt and the calculation of the rebate are complex, the City has retained a professional consultant to calculate any tentative arbitrage rebate due to the U.S. Treasury Department, which was \$-0- on September 30, 2018. Unless the City is likely to meet any of the exceptions enumerated in the tax law, a liability is reported in the financial statements for the tentative rebate. The liability is reported in the government-wide statement of net position for invested proceeds of capital projects funds. The liability is reported in the applicable proprietary fund financial statement and the government-wide statement of net position for invested proceeds of that fund. Changes in the liability from year to year are reflected as an adjustment to investment income.

Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Equity

In the government-wide and proprietary fund financial statements, equity is classified as net position and is displayed in three components:

- Net investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and is reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted net position – Consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

In the government-wide financial statements and the proprietary funds financial statements, restrictions of net position are reported for amounts legally or contractually segregated for specific future uses. Net position restricted for Passenger Facility Charges and Economic Development are restricted by enabling legislation.

In the fund financial statements, governmental funds report fund balance into classifications that comprise a hierarchy based on the extent to which the City is bound to honor constraints on the specific purpose for which amount in those funds can be spent. The classifications of fund balance are Nonspendable, Restricted, Committed, Assigned, and Unassigned.

Nonspendable fund balances include amounts that cannot be spent because it is not in a spendable form, such as inventory or prepaid items or because resources legally or contractually must remain intact.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Restricted fund balances are the portion of fund balance that have externally enforceable limitations on their usage through legislation or limitations imposed by creditors, grantors, laws and regulations of other governments, or enabling legislation.

Committed fund balances are self-imposed limitations by the highest level of decision-making authority, namely, the Mayor and City Council prior to the end of the reporting period through ordinance. The Mayor and City Council approval is required to commit resources or to rescind the commitment.

Assigned fund balances are limitations imposed by management based on the intended use of the funds. Assignments of fund balance may be made by City Council action or management decision when the City Council has delegated that authority. The City Manager is the official who is granted this authority by a vote of the City Council. Assignments for transfers and interest income for governmental funds are made through the budgetary process. Modifications or rescissions of the constraints can also be removed by the same action that limited the funds.

Unassigned fund balances represent the residual net resources in excess of the other classifications. The General Fund is the only fund that can report a positive unassigned fund balance and any governmental fund can report a negative unassigned fund balance.

When both restricted and unrestricted resources are available for specified expenditures, restricted resources are considered spent before unrestricted resources. Within unrestricted resources, committed would be considered spent first (if available), followed by assigned (if available), and then unassigned amounts.

I.E. Internal and Interfund Balances and Activities

In the process of aggregating the financial information for the government-wide financial statements, some amounts reported as interfund activity and balances in the fund financial statements have been eliminated or reclassified.

Government-Wide Financial Statements

Interfund activity and balances, if any, are eliminated or reclassified in the government-wide financial statements as follows:

- Internal balances – Amounts reported in the fund financial statements as interfund receivables and payables are eliminated in the governmental and business-type activities columns of the statement of net position, except for the net residual amounts due between governmental and business-type activities, which are reported as Internal Balances.
- Internal activities – Amounts reported as interfund transfers in the fund financial statements are eliminated in the government-wide statement of activities except for the net amount of transfers between governmental and business-type activities, which are reported as Transfers-Internal Activities. The effects of interfund services between funds are not eliminated in the statement of activities.
- Primary government and component unit activity and balances – Resource flows between the primary government and the discretely presented component units are reported as if they were external transactions.

Fund Financial Statements

Interfund activity, if any, within and among the governmental, proprietary fund, and fiduciary categories is reported as follows in the fund financial statements:

- Interfund loans – Amounts provided with a requirement for repayment are reported as interfund receivables and payables.
- Interfund services – Sales or purchases of goods and services between funds are reported as revenues and expenditures/expenses.
- Interfund reimbursements – Repayments from funds responsible for certain expenditures/expenses to the funds that initially paid for them are not reported as reimbursements but as adjustments to expenditures/expenses in the respective funds.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

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- Interfund transfers – Flow of assets from one fund to another where repayment is not expected are reported as transfers in and out.

I.F. Revenues, Expenditures, and Expenses

Charges to Other Funds

Charges for services provided and used between funds are accounted for as revenues and expenditures or expenses. These include charges to other funds by the general fund for administration and investment management; charges by self-insurance internal service funds to other funds for health, general and auto liability, and workers compensation; and charges by the vehicle maintenance internal service fund and communications fund to other funds.

Property Tax Revenues

Property tax revenues are recognized in governmental fund financial statements when they become available. Available means collected within the current period and the amount expected to be collected soon after year-end to pay liabilities of the current period not to exceed 60 days. The balance of uncollected taxes, in excess of that recognized as revenues, is recorded as deferred revenue. In the government-wide financial statements, property tax revenues are recognized in the fiscal year for which they are levied.

The City's property tax is levied and becomes a lien each October 1 on 100 percent of assessed value listed for all real and personal property located in the City as of the prior January 1. Taxes become delinquent on January 31 following the October 1 levy date.

Collections on the current levy normally average about 95% to 99%. The City is permitted by Article II, Section 5 of the State of Texas Constitution to levy taxes up to \$2.50 per \$100 of assessed valuation for general governmental services including the payment of principal and interest on general obligation long-term debt. Assessed values are established by the Tom Green County Appraisal District and certified by the Appraisal Review Board. The Appraisal District is required under the Property Tax Code to assess all property within the Appraisal District based on 100 percent of its value and is prohibited from applying any assessment ratios. The value of property within the Appraisal District must be reviewed every four years; however, the City may at its own expense, require annual reviews of appraised values. The City may challenge appraised values established by the Appraisal District through various appeals, and if necessary, legal action. Under this legislation, the City continues to set tax rates on City property. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the rate for the previous year by more than 8 percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than 8 percent above the calculated tax rate of the previous year levy and the current year valuation.

Sales Tax

The City levies a one and one half cent sales tax on taxable sales within the City. The sales tax is collected by the Texas State Comptroller and remitted to the City in the month following receipt by the State Comptroller. The sales tax is recorded as follows:

- 1 cent recorded as revenue within the General Fund and then transferred throughout various funds to account for operations and facility improvements as recommended by the City Council.
- ½ cent recorded as revenue within the Development Corporation Fund that is transferred to various funds to account for improvements to park and building facilities; housing assistance programs; recreation funding; infrastructure relating to the development of water supply, water purchase, water rights purchase, and/or water capital improvements; and civic events as recommended to the City Council by the Capital Improvement Plan.

Expenditures and Expenses

In the government-wide statement of activities, expenses, including depreciation of capital assets, are reported by function or activity. In the governmental fund financial statements, expenditures are reported by class as current (further reported by function), capital outlay and debt service. In the proprietary fund financial statements, expenses are reported by object or activity. Fiduciary funds report additions and deductions to net position.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

I.G. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain amounts reported in the financial statements and the accompanying notes. Actual results could differ from those estimates.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The governmental funds' balance sheet includes a reconciliation between *total fund balances – governmental funds* and *net position of governmental activities* as reported in the government-wide statement of net position. The governmental funds' statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *total net change in fund balances – governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of both reconciliations explains, "various reclassifications and eliminations are necessary to convert from the modified accrual basis of accounting to the accrual basis of accounting." The details of these differences are sufficiently described in the reconciliations; therefore, no additional disclosure is required.

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

By its nature as a local governmental unit, the City and its component units are subject to various federal, state, and local laws and contractual regulations.

III.A. Deficit Fund Balances or Net Position

The Fairmount Cemetery Fund, a general fund account, had a deficit fund balance of \$23,180 as of September 30, 2018. The Workers' Compensation Insurance Fund, an internal service fund, had a deficit fund balance of \$1,072,453 as of September 30, 2018. The Employee/Retiree Health Fund, an internal service fund, had a deficit fund balance of \$180,451 as of September 30, 2018. The Vehicle Maintenance Fund, an internal service fund, had a deficit fund balance of \$2,110,337 as of September 30, 2018.

III.B. Deposits and Investments Requirements

Custodial Credit Risk for Deposits

State law requires governmental entities to contract with financial institutions in which funds will be deposited to secure those deposits with insurance or pledged securities with a fair value equaling or exceeding the amount on deposit at the end of each business day. The pledged securities must be in the name of the governmental entity and held by the entity of its agent.

Since the City complies with this law, it has no substantial custodial credit risk for deposits.

Compliance with the Public Funds Investment Act

The Public Funds Investment Act (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports, and establishment of appropriate policies. Among other things, it requires a governmental entity to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, and (9) bid solicitation preferences for CDs.

Statutes authorize the entity to invest in (1) obligations of the U.S. Treasury, certain U.S. agencies, and the State of Texas, (2) certificates of deposit, (3) certain municipal securities, (4) money market savings accounts, (5) repurchase agreements, (6) bankers' acceptances, (7) mutual funds, (8) investment pools, (9) guaranteed investment contracts, and (10) common trust funds. The Act also requires the entity to have independent auditors perform test procedures related to investment practices as provided by the Act. The City of San Angelo, Texas is in substantial compliance with the requirements of the Act and with local policies.

The City's investment policy authorizes investment in fully insured or collateralized certificates of deposit; obligations of the United States, its agencies, and instrumentalities; fully collateralized repurchase agreements; constant dollar local government investment pools (LGIPs); and SEC registered money market mutual funds, as allowed by state law (Texas Government Code 2256, Public Funds Investment Act).

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV. DETAIL NOTES – TRANSACTIONS CLASSES/ACCOUNTS

The following notes present detail information to support the amounts reported in the basic financial statements for its various assets, deferred outflows, liabilities, deferred inflows, equity, revenues, and expenditures/expenses.

IV.A. Deposit and Investment Risks

As of September 30, 2018, the City of San Angelo held the following investments. The carrying and fair value amounts are the same.

Primary Government

Reported in Investments:	Hierarchy	Credit Rating	Fair Value	Maturities in Years		
				< than 1 Year	1 to 2 Years	2+ Years
Commercial Paper	2	N/A	\$ 7,981,253	\$ 7,981,253	\$ -0-	\$ -0-
Money Market Accounts	1	N/A	1,970,390	1,970,390	-0-	-0-
U.S. Agencies:						
FRMAC	1	AAA	10,629,123	5,411,758	2,728,795	2,488,570
FFCB	1	AAA	17,372,836	6,926,152	10,446,684	-0-
FHLB	1	AAA	24,096,528	6,978,009	16,175,154	943,365
FHLMC	1	AAA	20,560,521	15,415,209	5,145,312	-0-
FNMA	1	AAA	16,724,702	6,443,094	9,329,678	951,930
FAMCA	1	N/A	2,487,300	2,487,300	-0-	-0-
Total Reported in Investments			\$ 101,822,653	\$ 53,613,165	\$ 43,825,623	\$ 4,383,865

Investments on Statement of Net Position	Governmental Activities	Business-type Activities	Total
Current Investments	\$ 39,890,973	\$ 13,680,471	\$ 53,571,444
Restricted Investments	16,351,083	31,900,126	48,251,209
Total Investments	\$ 56,242,056	\$ 45,580,597	\$ 101,822,653

Fair Value Hierarchy

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs or quoted prices in markets that are not active; and Level 3 inputs are significant unobservable inputs (the City does not value any of its investments using Level 3 inputs).

Because the investments are restricted by policy and state law to active secondary market, the market approach is being used for valuation. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets, liabilities, or a group of assets and liabilities.

The exit or fair market prices used for these fair market valuations of the portfolio are all Level 1 except for commercial paper and represent unadjusted quoted prices in active markets for identical assets and liabilities that have been accessed at the measurement date. Commercial paper is priced at amortized cost. Although amortized cost may approximate fair market value, it does not meet the definition of a Level 1 asset as it is not a listed price or a broker quote in an active market, and therefore, is valued at Level 2.

Additional policies and contractual provisions governing deposits and investments for the City of San Angelo, Texas are specified below:

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Credit Risk

The primary stated objective of the City of San Angelo's adopted Investment Policy is the safety of principal and avoidance of principal loss. Credit risk within the City's portfolio among the authorized investments approved by the City's adopted Investment Policy is represented only in time and demand deposits, repurchase agreements, local government pools, municipal debt, and money market mutual funds. All other investments are rated AAA, or equivalent, by at least one nationally recognized rating agency. Investments are made primarily in obligations of the U.S. Government, its agencies, or instrumentalities. State law and the City's adopted Investment Policies for the City and Lake Nasworthy requires a procedure to monitor and react to credit ratings and a requirement to verify FDIC insurance weekly.

State law and the City of San Angelo's adopted Investment Policy restricts both time and demand deposits, including certificates of deposit, to those banks doing business in the State of Texas and further requires full insurance and/or collateralization from these bank depositories. Depository certificates of deposit are limited to a stated maturity of one year. Collateral, with a 102% margin, is required, and collateral is limited to obligations of the U.S. Government, its agencies, or instrumentalities (with CMOs passing the bank test), or direct obligations of states, its subdivisions or agencies dual-rated at least A, or equivalent, as to investment quality by two nationally recognized securities rating organizations. Independent safekeeping of collateral is required outside the bank holding company with monthly reporting. Securities are priced at market on a daily basis as a contractual responsibility of the bank.

Brokered certificate of deposit securities must be from banks in the U.S. and fully insured by the FDIC. These are restricted to one year to stated maturity, and the City must verify FDIC status weekly. A procedure is included in the Investment Policy for action to be taken on mergers or acquisitions resulting in elimination of FDIC coverage.

Municipal Obligations must be dual-rated A or better by at least two national recognized securities rating organizations and may not exceed two years to stated maturity.

By policy and state law, repurchase agreements are limited to those with defined termination dates executed with a Texas bank or primary dealer (as defined by the Federal Reserve). The agreements require an industry standard, written master repurchase agreement, and a minimum 102% margin on collateral as well as delivery versus payment settlement and independent safekeeping. Repurchase agreements may not exceed six months to stated maturity with the exception of flex repurchase agreements with a stated termination date not to exceed the planned completion date of the project(s).

The City's adopted Investment Policy restricts investment in SEC registered mutual funds to money market mutual funds that in compliance with SEC Rule 2a-7, are rated AAA, and which strive to maintain a \$1 net asset value.

Local government investment pools in Texas are required to be rated AAA or equivalent by at least one nationally recognized rating agency. The City Policy is restricted to AAA-rated, constant dollar local government investment pools striving to maintain a \$1 net asset value. Participation is by City Council resolution only.

As of September 30, 2018 in the City's Operating Portfolio,

- US Treasury obligations represented 1.59% of the portfolio,
- US Government Agency Securities (non-MBS) represented 53.28% of the portfolio,
- A1/P1 Commercial Paper represented 6.45% of the portfolio, and
- FDIC insured or collateralized bank accounts represented 38.68% of the total City portfolio.

As of September 30, 2018, in the Lake Nasworthy Portfolio,

- US Government Securities (in four different agencies) represented 91.46% of the total Lake Nasworthy portfolio, and
- Fully insured or collateralized bank deposits represented 8.54% of the total Lake Nasworthy Portfolio.

Concentration of Credit Risk

The City of San Angelo recognizes over-concentration of assets by market sector or maturity as a risk to the portfolio. The City's adopted Investment Policy (not Lake Nasworthy) establishes diversification as a major objective of the investment program and sets diversification limits for all authorized investment types, which are monitored on at least a monthly basis.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Diversification limits on the overall holdings (not by fund) are established as:

• U.S. Obligations	80%
• U.S. Agencies/Instrumentalities	80%
• Certificates of Deposit (total)	40%
◦ Certificates of Deposit (per bank)	10%
• Repurchase Agreements	50%
◦ Flex for Bond Funds	100%
• LGIP (total)	80%
◦ LGIP (ownership of pool)	10%
• Money Market Mutual Funds	75%
• Commercial Paper	15%
◦ Issuer Limitation	5%
• Municipal and State Obligations	40%
◦ Issuer Limitation	5%
• Brokered Certificates of Deposit	20%

As of September 30, 2018, the City's Total Operating Portfolio was in full compliance with the diversification parameters of the policy.

As of September 30, 2018, the Lake Nasworthy Portfolio was in full compliance with the policy.

Interest Rate Risk

In order to limit interest and market rate risk from changes in interest rates, the City of San Angelo's adopted Investment Policies set maximum maturity dates and maximum weighted average maturity limits by fund type. The weighted average maturity (WAM) of the total City portfolio is restricted to a maximum weighted average maturity of one year and a maximum WAM of three years for Lake Nasworthy. Maximum maturity limit for the City is three years and ten years for Lake Nasworthy.

As of September 30, 2018, in the City's Operating Portfolio,

- No holding had a stated maturity date beyond June 11, 2020 or 649 days within the policy limits of three years maximum maturity, and
- The dollar-weighted average of the total portfolio was 277 days.

As of September 30, 2018 in the Lake Nasworthy Portfolio,

- No holding had a stated maturity date beyond November 17, 2023 or 1,903 days within the policy limits of ten years maximum maturity, and
- The dollar-weighted average of the total portfolio was 514 days.

Custodial Credit Risk

To control custody and safekeeping risk, state law and the City of San Angelo's adopted Investment Policy requires collateral for all time and demand deposits, as well as collateral for repurchase agreements, be transferred delivery versus payment and held by an independent party approved by the City and held in the City of San Angelo's name. The collateral custodian is required to provide original safekeeping receipts and monthly reporting of positions with position descriptions including market value for both type transactions. All repurchase agreements and deposits must be collateralized to 102% and be executed under written agreements. Depository agreements are executed under the terms of U.S. Financial Institutions Resource and Recovery Enforcement Act (FIRREA). The counter-party of each type of transaction is held contractually liable for monitoring and maintaining the required collateral margins on a daily basis.

As of September 30, 2018, in both the City's Operating Portfolio and the Lake Nasworthy Portfolio,

- The portfolios contained no repurchase agreements,
- All bank time and demand deposits were fully insured or collateralized to 102%, and
- All collateral was held by an independent institution outside the holding company of the pledging bank.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Component Unit

Reported in Investments:	Hierarchy	Credit Rating	Fair Value	Maturities in Years		
				< than 1 Year	1 to 2 Years	2 to 3 Years
U.S. Treasury	1	N/A	\$ 996,054	\$ 996,054	\$ -0-	\$ -0-
U.S. Agencies:						
FHLB	1	AAA	5,949,005	-0-	-0-	5,949,005
FHLMC	1	AAA	2,970,966	2,970,966	-0-	-0-
Total Reported in Investments			<u>\$ 9,916,025</u>	<u>\$ 3,967,020</u>	<u>\$ -0-</u>	<u>\$ 5,949,005</u>
Investments on Statement of						
Net Position						
Current Investments					\$ 9,916,025	
Restricted Investments					-0-	
Total Investments					<u>\$ 9,916,025</u>	

The City of San Angelo Development Corporation (Corporation) categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs or quoted prices in markets that are not active; and Level 3 inputs are significant unobservable inputs (the Corporation does not value any of its investments using Level 3 inputs).

Because the investments are restricted by policy and state law to active secondary market, the market approach is being used for valuation. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets, liabilities, or a group of assets and liabilities.

The exit or fair market prices are used for these fair market valuations of the portfolio are all Level 1 and represent unadjusted quoted prices in active markets for identical assets and liabilities that have been accessed at the measurement date.

Additional policies and contractual provisions governing deposits and investments for the City of San Angelo Development Corporation are specified below:

Credit Risk

The primary stated objective of the City of San Angelo Development Corporation's adopted Investment Policy is the safety of principal and avoidance of principal loss. Credit risk within the Corporation's Portfolio among the authorized investments approved by the City's adopted Investment Policy is represented only in time and demand deposits, repurchase agreements, local government pools, municipal debt, and money market mutual funds. All other investments are rated AAA, or equivalent, by at least one nationally recognized rating agency. Investments are made primarily in obligations of the U.S. Government, its agencies, or instrumentalities. State law and the Corporation's adopted Investment Policy requires a procedure to monitor and react to credit ratings and a requirement to verify FDIC insurance weekly.

State law and the Corporation's adopted Investment Policy restricts both time and demand deposits, including certificates of deposit, to those banks doing business in the State of Texas and further requires full insurance and/or collateralization from these bank depositories. Depository certificates of deposit are limited to a stated maturity of one year. No time or demand deposit may exceed the FDIC insurance coverage.

Brokered certificate of deposit securities must be from banks in the U.S. and fully insured by the FDIC. These are restricted to one year to stated maturity, and the Corporation must verify FDIC status weekly. Municipal Obligations must be dual-rated A or better by at least two nationally recognized securities rating organizations and may not exceed five years to stated maturity.

By policy and state law, repurchase agreements are limited to those with defined termination dates executed with a Texas bank or primary dealer (as defined by the Federal Reserve). The agreements require an industry standard, written master repurchase agreement, and a minimum 102% margin on collateral as well as

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

delivery versus payment settlement and independent safekeeping. Repurchase agreements may not exceed six months to stated maturity with the exception of flex repurchase agreements with a stated termination date not to exceed the planned completion date of the project(s).

The adopted Investment Policy restricts investment in SEC registered mutual funds to money market mutual funds that are rated AAA, comply with SEC Rule 2a-7, and strive to maintain a \$1 net asset value (excluding prime funds specifically).

Local government investment pools in Texas are required to be rated AAA or equivalent by at least one nationally recognized rating agency. The Corporation Policy is restricted to AAA-rated, constant dollar local government investment pools striving to maintain a \$1 net asset value. Participation is by Board resolution only.

As of September 30, 2018 in the Corporation's Portfolio,

- US Treasury Obligations represented 4.63% of the portfolio,
- US Government Agency Securities (non-MBS) represented 41.47% of the portfolio, and
- FDIC insured or collateralized bank accounts represented 53.89% of the total Corporation Portfolio.

Concentration of Credit Risk

The Corporation recognizes over-concentration of assets by market sector or maturity as a risk to the portfolio. The adopted Investment Policy establishes diversification as a major objective of the investment program and sets diversification limits for all authorized investment types, which are monitored on at least a monthly basis.

Diversification limits on the overall holdings (not by fund) are established as:

- | | |
|---------------------------------------|-----|
| • Depository CDs | 40% |
| o Per Bank | 10% |
| • U.S. Treasuries | 80% |
| • U.S. Agencies and Instrumentalities | 80% |
| • Repurchase Agreements | 50% |
| • Constant Dollar LGIP | 80% |
| o LGIP (ownership of pool) | 10% |
| • Money Market Mutual Funds | 75% |
| • Municipal and State Obligations | 40% |
| • FDIC Brokered CDs | 20% |
| • Commercial Paper | 15% |

As of September 30, 2018, the Corporation's Portfolio was in full compliance with the diversification parameters of the policy.

Interest Rate Risk

In order to limit interest and market rate risk from changes in interest rates, the Corporation's adopted Investment Policy sets maximum maturity dates and maximum weighted average maturity limits by fund type. The weighted average maturity (WAM) of the total Corporation Portfolio is restricted to a maximum weighted average maturity of two years and a maximum maturity of five years.

As of September 30, 2018, in the Corporation's Portfolio,

- No holding had a stated maturity date beyond February 14, 2020 or 531 days within the policy limits of five years maximum maturity, and
- The dollar-weighted average of the total portfolio was 207 days.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Custodial Credit Risk

To control custody and safekeeping risk, state law and the Corporation's adopted Investment Policy requires collateral for repurchase agreements be transferred delivery versus payment and held by an independent party approved by the Corporation and held in the Corporation's name.

As of September 30, 2018, in the Corporation's Portfolio,

- The portfolio contained no repurchase agreements, and
- All bank time and demand deposits were fully insured.

IV.B. Accounts Receivable

Governmental Activities

Receivables as of September 30, 2018 for the government's individual major governmental funds and aggregated nonmajor governmental funds, including the applicable allowances for uncollectible accounts, are as follows:

	General Fund	Capital Improvement Fund	Debt Service Fund	Other Governmental Funds	Total Governmental Activities
Accounts Receivables					
Ambulance	\$ 2,487,323	\$ -0-	\$ -0-	\$ -0-	\$ 2,487,323
Code Enforcement	948,624	-0-	-0-	-0-	948,624
COSADC	575,154	-0-	2,626,270	45,673	3,247,097
Demolition	580,366	-0-	-0-	-0-	580,366
Grants	578,111	-0-	-0-	22,670	600,781
Paving	55,971	-0-	-0-	11,690	67,661
Permits	53,271	-0-	-0-	-0-	53,271
Program Loans	-0-	-0-	-0-	161,978	161,978
Miscellaneous	1,169,770	-0-	-0-	189,085	1,358,855
Gross Accounts Receivable	\$ 6,448,590	\$ -0-	\$ 2,626,270	\$ 423,898	\$ 9,505,956
Less: Allowance for Uncollectible	(4,847,842)	-0-	-0-	(11,886)	(4,859,728)
Net Accounts Receivable	\$ 1,600,748	\$ -0-	\$ 2,626,270	\$ 412,012	\$ 4,646,228
Internal Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 260,590
Less: Allowance for Uncollectible	-0-	-0-	-0-	-0-	(34,931)
Net Accounts Receivable	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 225,659
Total	\$ 1,600,748	\$ -0-	\$ 2,626,270	\$ 412,012	\$ 4,871,887

Business-Type Activities

Receivables as of September 30, 2018 for the government's individual major enterprise funds and nonmajor enterprise funds, including allowances for uncollectible accounts, are as follows:

	Water Fund	Sewer Fund	Other Enterprise Funds	Total Enterprise Funds
Utilities Receivable	\$ 9,175,067	\$ 3,021,430	\$ 1,566,258	\$ 13,762,755
Meter Deposits	2,946	-0-	-0-	2,946
Miscellaneous	30	-0-	149,558	149,588
Gross Accounts Receivable	\$ 9,178,043	\$ 3,021,430	\$ 1,715,816	\$ 13,915,289
Less: Allowance for Uncollectible	(1,645,897)	(470,973)	(80,064)	(2,196,934)
Net Total Receivable	\$ 7,532,146	\$ 2,550,457	\$ 1,635,752	\$ 11,718,355

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV.C. Restricted Assets

The amounts reported as restricted assets of the governmental activities and business-type activities are comprised of assets held by trustee and depository banks for the following restricted purposes:

	Cash and Cash Equivalents	Investments	Closure and Post- Closure Trust Fund
<u>Primary Government</u>			
Governmental Activities			
Deposits Held for Debt Service	\$ 434,932	\$ 1,959,928	\$ -0-
Deposits Held for Business Development	1,206,871	-0-	-0-
Deposits Held for Purposes Specified by Donors	493,123	1,072,243	-0-
Deposits Held for Park Improvements	13,925	-0-	-0-
Deposits Held for Lake Nasworthy Improvements	1,137,263	13,318,912	-0-
Total Governmental Activities	\$ 3,286,114	\$ 16,351,083	\$ -0-
Business-type Activities			
Deposits Held for Debt Service	\$ 7,362,358	\$ 5,434,060	\$ -0-
Deposits Held for Capital Projects	5,563,168	25,825,850	-0-
Deposits Held for Airport Construction	4,787,192	640,216	-0-
Deposits Held for Landfill Closure and Post-Closure	-0-	-0-	5,615,462
Total Business-type Activities	\$ 17,712,718	\$ 31,900,126	\$ 5,615,462

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV.D. Capital Assets

Current year changes in capital assets are summarized below:

Governmental Activities

	Beginning Balance	Additions	Retirements	Transfers	Ending Balance
<u>Assets Not Being Depreciated:</u>					
Land	\$ 4,500,106	\$ -0-	\$ -0-	\$ -0-	\$ 4,500,106
Construction in Progress	18,169,238	6,308,525	-0-	(5,458,884)	19,018,879
Total Non-Depreciable	\$ 22,669,344	\$ 6,308,525	\$ -0-	(\$ 5,458,884)	\$ 23,518,985
<u>Assets Being Depreciated:</u>					
Buildings	\$ 60,259,792	\$ 647,569	\$ -0-	\$ -0-	\$ 60,907,361
Improvements Other Than Buildings	43,757,813	54,236	-0-	77,411	43,889,460
Infrastructure	23,757,252	-0-	-0-	4,057,596	27,814,848
Machinery and Equipment	42,138,480	2,717,256	(3,068,639)	1,834,328	43,621,425
Total Depreciable	\$ 169,913,337	\$ 3,419,061	(\$ 3,068,639)	\$ 5,969,335	\$ 176,233,094
<u>Less Accumulated Depreciation:</u>					
Buildings	\$ 35,713,505	\$ 2,242,166	\$ -0-	\$ -0-	\$ 37,955,671
Improvements Other Than Buildings	19,999,620	3,162,538	-0-	-0-	23,162,158
Infrastructure	19,514,755	48,648	-0-	-0-	19,563,403
Machinery and Equipment	32,522,144	5,374,869	(3,051,691)	109,396	34,954,718
Total Accumulated Depreciation	\$ 107,750,024	\$ 10,828,221	(\$ 3,051,691)	\$ 109,396	\$ 115,635,950
Assets Being Depreciated – Net	\$ 62,163,313	(\$ 7,409,160)	(\$ 16,948)	\$ 5,859,939	\$ 60,597,144
Governmental Activities Capital Assets - Net	\$ 84,832,657	(\$ 1,100,635)	(\$ 16,948)	\$ 401,055	\$ 84,116,129

Business-type Activities

	Beginning Balance	Additions	Retirements	Transfers	Ending Balance
<u>Assets Not Being Depreciated:</u>					
Land	\$ 51,780,111	\$ 721,771	(\$ 105,902)	\$ -0-	\$ 52,395,980
Construction in Progress	133,111,765	8,536,733	-0-	(5,628,552)	136,019,946
Water Rights	36,950,835	-0-	-0-	-0-	36,950,835
Total Non-Depreciable	\$221,842,711	\$ 9,258,504	(\$ 105,902)	(\$ 5,628,552)	\$225,366,761
<u>Assets Being Depreciated:</u>					
Buildings	\$ 31,431,920	\$ -0-	\$ -0-	\$ -0-	\$ 31,431,920
Improvements Other Than Buildings	38,488,381	-0-	-0-	-0-	38,488,381
Infrastructure	182,290,818	-0-	-0-	5,628,552	187,919,370
Machinery and Equipment	29,946,790	1,190,672	(1,404,616)	(510,451)	29,222,395
Total Depreciable	\$282,157,909	\$ 1,190,672	(\$ 1,404,616)	\$ 5,118,101	\$287,062,066
<u>Less Accumulated Depreciation:</u>					
Buildings	\$ 20,330,867	\$ 715,594	\$ -0-	\$ -0-	\$ 21,046,461
Improvements Other Than Buildings	20,313,230	3,595,735	-0-	-0-	23,908,965
Infrastructure	104,411,228	4,190,355	-0-	-0-	108,601,583
Machinery and Equipment	18,569,550	1,219,668	(1,255,040)	(109,396)	18,424,782
Total Accumulated Depreciation	\$163,624,875	\$ 9,721,352	(\$ 1,255,040)	(\$ 109,396)	\$171,981,791
Assets Being Depreciated – Net	\$118,533,034	(\$ 8,530,680)	(\$ 149,576)	\$ 5,227,497	\$115,080,275
Business-type Activities Capital Assets - Net	\$340,375,745	\$ 727,824	(\$ 255,478)	(\$ 401,055)	\$340,447,036

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Discretely Presented Component Unit – Development Corporation

	Beginning Balance	Additions	Retirements	Transfers	Ending Balance
<u>Assets Not Being Depreciated:</u>					
Land	\$ 85,728	\$ -0-	\$ -0-	\$ -0-	\$ 85,728
Total Non-Depreciable	\$ 85,728	\$ -0-	\$ -0-	\$ -0-	\$ 85,728
<u>Assets Being Depreciated:</u>					
Buildings	\$ 2,004,967	\$ -0-	\$ -0-	\$ -0-	\$ 2,004,967
Improvements Other Than Buildings	792,983	-0-	-0-	-0-	792,983
Total Depreciable	\$ 2,797,950	\$ -0-	\$ -0-	\$ -0-	\$ 2,797,950
<u>Less Accumulated Depreciation:</u>					
Buildings	\$ 659,970	\$ 110,248	\$ -0-	\$ -0-	\$ 770,218
Improvements Other Than Buildings	-0-	-0-	-0-	-0-	-0-
Total Accumulated Depreciation	\$ 659,970	\$ 110,248	\$ -0-	\$ -0-	\$ 770,218
Assets Being Depreciated – Net	\$ 2,137,980	(\$ 110,248)	\$ -0-	\$ -0-	\$ 2,027,732
Governmental Activities Capital Assets - Net	\$ 2,223,708	(\$ 110,248)	\$ -0-	\$ -0-	\$ 2,113,460

Depreciation expense was charged to functions in the statement of activities as follows:

<u>Governmental Activities:</u>	
General Government	\$ 189,032
Public Safety	1,591,875
Public Works and Transportation	887,481
Public Facilities	2,524,834
Health and Human Services	154,145
Culture, Parks, and Recreation	1,833,200
Urban Redevelopment and Housing	2,897
Capital Assets Held by the City's Internal Service Funds are Charged to the Various Functions on Their Usage of the Assets	3,644,757
Total Depreciation Expense – Governmental Activities	<u>\$ 10,828,221</u>
<u>Business-type Activities:</u>	
Water	\$ 3,836,317
Sewer	3,205,908
Stormwater	296,135
Solid Waste	7,704
Airport	2,139,586
State Office Building	235,702
Total Depreciation Expense – Business-type Activities	<u>\$ 9,721,352</u>
<u>Discretely Presented Component Unit:</u>	
Development Corporation	<u>\$ 110,248</u>

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV.E. Interfund Receivables, Payables, and Transfers

Interfund Receivables and Payables

Interfund receivables and payables at September 30, 2018 consist of the following:

Receivable Fund	Payable Fund	Amount
General Fund	Sales Tax Capital Project Fund	\$ 413,948
General Fund	Capital Improvement Fund	6,357,385
General Fund	Sewer Fund	4,596,874
General Fund	Airport Fund	4,937,814
General Fund	Debt Service Fund	4,449,318
General Fund	State Office Building Fund	627,668
General Fund	Communications Fund	821,680
Total Interfund		<u>\$ 22,204,687</u>

Reconciliation to Fund Financial Statements:

	Due From Other Funds	Due To Other Funds
Governmental Funds	\$ 22,204,687	\$ 11,220,651
Internal Service Funds	-0-	821,680
Enterprise Funds	-0-	10,162,356
Total	<u>\$ 22,204,687</u>	<u>\$ 22,204,687</u>

Interfund Transfers

Interfund Transfers for the year ended September 30, 2018 were as follows:

Transfer From	Transfer To	Amount	Nature of Interfund Balance
Designated Revenue	General Fund	\$ 1,541,006	Budgeted Annual Funding
Civic Events	General Fund	50,000	Sports Complex Maintenance
General Fund	Debt Service Fund	200,000	To Fund Debt Service
Sewer Fund	General Fund	788,127	Franchise Fees
Water Fund	General Fund	1,539,530	Franchise Fees
Solid Waste Fund	General Fund	255,000	Franchise Fees
State Office Building	General Fund	70,000	Fund Building Maintenance
General Fund	Airport Fund	60,829	Capital Improvements
Intergovernmental Fund	General Fund	71,550	Indirect Cost Allocation
Airport Fund	General Fund	84,200	Indirect Cost Allocation
State Office Building	General Fund	22,941	Indirect Cost Allocation Per Plan
Stormwater	General Fund	247,799	Indirect Cost Allocation Per Plan
Water Fund	General Fund	2,247,412	Indirect Cost Allocation
Sewer Fund	General Fund	622,790	Indirect Cost Allocation
Sewer Fund	Water Fund	815,731	Maintenance, Engineering, and Billing
General Fund	Stormwater Fund	125,000	Local Match for Grants
General Fund	Intergovernmental	387,600	Local Match for Grants
Lake Nasworthy Fund	Water Fund	192,371	Investment Income for Capital Improvement
General Fund	Stormwater Fund	95,000	Mowing of Right of Ways and Easements
		<u>\$ 9,416,886</u>	

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Reconciliation to Fund Financial Statements:	Transfers to Other Funds	Transfers from Other Funds
Governmental Funds:		
General Fund	\$ 743,429	\$ 7,665,355
Capital Improvement Fund	-0-	-0-
Debt Service Fund	-0-	200,000
Other Governmental Funds	1,854,927	387,600
Total Governmental Funds	\$ 2,598,356	\$ 8,252,955
Proprietary Funds:		
Enterprise Funds:		
Water Enterprise Fund	\$ 3,786,942	\$ 1,008,102
Sewer Enterprise Fund	2,226,648	-0-
Other Enterprise Funds	804,940	155,829
Total Enterprise Funds	\$ 6,818,530	\$ 1,163,931
Internal Service Funds	\$ -0-	\$ -0-
Total Proprietary Funds	\$ 6,818,530	\$ 1,163,931
Totals	\$ 9,416,886	\$ 9,416,886

Reconciliation to Statement of Activities:	Transfers to Other Funds	Transfers From Other Funds	Transfer of Capital Assets	Net Transfers
Net Transfers for Governmental Activities:				
Governmental Funds	(\$ 2,598,356)	\$ 8,252,955	\$ 401,055	\$ 6,055,654
Internal Service Fund	-0-	-0-	-0-	-0-
Total Net Transfers for Governmental Activities	(\$ 2,598,356)	\$ 8,252,955	\$ 401,055	\$ 6,055,654
Net Transfers for Business-type Activities:				
Enterprise Funds	(\$ 6,818,530)	\$ 1,163,931	(\$ 401,055)	(\$ 6,055,654)
Total Net Transfers for Business-type Activities	(\$ 6,818,530)	\$ 1,163,931	(\$ 401,055)	(\$ 6,055,654)

The City subsidizes the annual operations of the one discretely presented component unit. Transfers between the primary government and the component unit for the year ended September 30, 2018 were as follows:

Transfer From	Transfer To	Amount	Nature of Interfund Balance
Development Corporation	General Fund	\$ 162,022	Administrative Staff Services
Development Corporation	General Fund	439,369	Staff Services Contract
Development Corporation	General Fund	360,353	Parks Maintenance
Development Corporation	Debt Service Fund	2,626,270	Debt Service Payment for Long-Term Debt
Development Corporation	Water Fund	2,500,000	Debt Service Payment for Long-Term Debt
Development Corporation	Water Fund	57,190	West Texas Water Partnership
		<u>\$ 6,145,204</u>	

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV.F Leases

Operating Leases - City as a Lessor

The City leases out most of the space in the State Office Building, land around Lake Nasworthy, the sewer treatment plant, and certain facilities at the airport. None of the lease agreements are non-cancelable. The land cost is \$3,125,499. The depreciable facilities have total cost of \$13,995,773 with accumulated depreciation of \$9,944,256 leaving the carrying amount at \$4,051,518. Total rent received during the year was \$2,912,257.

The City leases the landfill to Republic Waste Services of Texas, Ltd. for an annual lease payment of \$573,000, which is payable in monthly payments of \$47,750 each with an annual increase of \$3,230 beginning on October 1, 2015 and each October 1st thereafter. The term of the lease ends when the landfill has reached its capacity. Lease revenue received by the City for the year ended September 30, 2018 was \$582,690.

Operating Leases - City as a Lessee

The City rents copiers on a month-to-month basis. Total rental cost for the year was \$208,099.

IV.G. Long-Term Debt

The City's long-term debt is segregated by the amounts involving governmental activities, business-type activities, and component units.

Governmental Activities Long-Term Debt

As of September 30, 2018, the governmental activities long-term debt consisted of the following:

Accrued Compensated Absences:

Current Portion	\$ 918,053
Noncurrent Portion	11,801,331
Total Accrued Compensated Absences	<u>\$ 12,719,384</u>

Bonds Payable:

General Refunding Bonds:

2012 Series General Obligation Refunding Bond, dated December 12, 2012, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$6,095,000, interest rate is 2.00%-2.50%, final maturity February 15, 2020, used for capital improvements. The bond's debt service is currently paid with ad valorem tax.

\$ 2,890,000

2016 General Refunding Bond, dated February 15, 2016, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$17,720,000, interest rate is 2.00%-5.00%, final maturity February 15, 2036, used for capital improvements. The bond's debt service is currently paid with ad valorem tax.

17,720,000

2017B General Refunding Bond, dated October 18, 2017, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$11,320,000, interest rate is 2.00%-5.00%, final maturity February 15, 2036, used for capital improvements. The bond's debt service is currently paid with ad valorem tax.

11,175,000

Total General Refunding Bonds

\$ 31,785,000

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Certificates of Obligation:

2009 Series Certificate of Obligation, dated July 21, 2009, issued by the City of San Angelo, secured by combination tax and surplus revenue, original issue amount of \$14,600,000, interest rates from 2.00%-5.00%, final maturity February 15, 2029, used for capital improvements and acquisition of assets. The bond's debt service is currently paid with ad valorem tax and surplus revenue.

\$ 750,000

2011-A Series Certificate of Obligation, dated July 6, 2011, issued by the City of San Angelo, secured by combination tax and surplus revenue, original issue amount of \$13,780,000, interest rates from 2.00%-5.00%, final maturity February 15, 2036, used for capital improvements. The bond's debt service is currently paid with type B sales tax and surplus revenue.

1,160,000

2015 Series Certificate of Obligation, dated March 18, 2015, issued by the City of San Angelo, secured by pledged sales tax, original issue amount of \$13,260,000, interest rates from 2.00%-3.50%, final maturity February 15, 2035, used to promote state or local economic development. The bond's debt service is currently paid with property tax.

8,335,000

2016 Series Certificate of Obligation, dated February 15, 2016, issued by the City of San Angelo, secured by pledged sales tax, original issue amount of \$15,615,000, interest rates from 2.00%-5.00%, final maturity February 15, 2036, used for construction projects. The bond's debt service is currently paid with property tax.

10,175,000

2017 Series Certificate of Obligation, dated May 18, 2017, issued by the City of San Angelo, secured by pledged sales tax, original issue amount of \$2,185,000, interest rate at 2.00%, final maturity September 30, 2024, used for construction projects. This bond's debt service is currently paid with property tax.

1,900,000

2018 Series Certificate of Obligation, dated April 10, 2018, issued by the City of San Angelo, secured by pledged sales tax, original issue amount of \$16,500,000, interest rate at 3.00%-5.00%, final maturity February 15, 2038, used for construction projects. This bond's debt service is currently paid with property tax.

15,165,000

Total Certificates of Obligation

\$ 37,485,000

Total Bonds Payable

\$ 69,270,000

Add: Unamortized Bond Premium

4,511,231

Total Bonds Payable, Net

\$ 73,781,231

Current Portion, Net

\$ 4,945,000

Noncurrent Portion, Net

68,836,231

Total Bonds Payable, Net

\$ 73,781,231

Note Payable:

Section 108 HUD Guaranteed Promissory Note to U.S. Department of Housing and Urban Development, original issue amount of \$2,035,000, interest rate of 2.00%-5.00%, final maturity August 1, 2030.

\$ 1,286,000

Current portion

\$ 107,000

Noncurrent portion

1,179,000

Total Note Payable

\$ 1,286,000

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Changes in Long-Term Debt:

	Balance September 30, 2017	Additions	Deductions	Balance September 30, 2018	Amount Due in One Year
Governmental Activities					
Compensated Absences	\$ 12,887,715	\$ 821,518	\$ 989,849	\$ 12,719,384	\$ 918,053
Insurance Claims Payable	3,258,038	544,243	714,609	3,087,772	1,228,289
Bonds Payable	58,505,000	27,820,000	17,055,000	69,270,000	4,945,000
Unamortized Bond Premium	3,637,232	1,483,434	609,435	4,511,231	-0-
Note Payable	1,393,000	-0-	107,000	1,286,000	107,000
	<u>\$ 79,680,985</u>	<u>\$ 30,669,295</u>	<u>\$19,475,893</u>	<u>\$ 90,874,387</u>	<u>\$ 7,198,342</u>

Debt Service Requirements to Maturity:

For the Year Ending September 30,	Principal	Interest
2019	\$ 5,052,000	\$ 3,017,360
2020	5,322,000	2,874,154
2021	4,547,000	2,739,422
2022	4,917,000	2,585,530
2023	4,227,000	2,411,973
2024-2028	17,680,000	7,482,847
2029-2033	16,206,000	3,625,987
2034-2038	12,605,000	901,172
Total	<u>\$ 70,556,000</u>	<u>\$ 25,638,445</u>

For governmental activities, compensated absences and claims and judgments payable are liquidated by the general fund.

Business-type Activities Long-Term Debt

As of September 30, 2018, the business-type activities long-term debt consisted of the following:

Accrued Compensated Absences:

Current Portion	\$ 205,112
Noncurrent Portion	1,488,481
Total Accrued Compensated Absences	<u>\$ 1,693,593</u>

Landfill Postclosure Care Liability:

Landfill Postclosure Care Liability	<u>\$ 4,339,471</u>
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Bonds Payable:

General Refunding Bonds:

2017 Series General Obligation Refunding Bond, dated May 17, 2017, issued by the City of San Angelo, secured by utility revenue, original issue amount of \$7,395,000, interest rates from 3.00%-5.00%, final maturity February 15, 2027, used for water and sewer improvements. \$ 5,720,000

2011 Series General Obligation Refunding Bond, dated April 6, 2011, issued by the City of San Angelo, secured by utility revenue, original issue amount of \$13,174,100, interest rates from 2.00%-5.00%, final maturity February 15, 2023, used for water and sewer improvements. 5,487,250

2011-B Series General Obligation Refunding Bond, dated May 3, 2011, issued by the City of San Angelo, secured by utility revenue, original issue amount of \$28,030,000, interest rates from 2.00%-5.00%, final maturity February 15, 2023, used for water and sewer improvements. 5,639,025

2011 Series General Obligation Refunding Bond, dated April 6, 2011, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$392,420, interest rates from 2.00%-5.00%, final maturity February 15, 2023, used for water and sewer improvements. 162,949

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

2011 Series General Obligation Refunding Bond, dated April 6, 2011, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$924,990, interest rates from 2.00%-5.00%, final maturity February 15, 2023, used for water and sewer improvements.

385,776

2014 Series General Obligation Refunding Bond, dated December 1, 2014, issued by the City of San Angelo, secured by ad valorem tax revenue, original issue amount of \$7,650,000, interest rates from 2.00% -4.00%, final maturity February 15, 2026, used for water and sewer improvements.

7,315,000

Total General Refunding Bonds

\$ 24,710,000

Revenue Bonds:

2017 Series Water and Sewer Revenue Bonds, dated June 15, 2017, issued by the City of San Angelo, secured by utility revenue, original issue amount of \$48,070,000, interest rates from 4.19%, final maturity February 15, 2046, used for water and sewer improvements.

\$ 47,070,000

Total Revenue Bonds

\$ 47,070,000

Total Bonds Payable
Add: Unamortized Bond Premium
Total Bonds Payable, Net

\$ 71,780,000
808,532
\$ 72,588,532

Current Portion, Net
Noncurrent Portion, Net
Total Bonds Payable, Net

\$ 5,600,000
66,988,531
\$ 72,588,531

Note Payable:

2011-B Series Drinking Water SRF Promissory Note to Texas Water Development Board, original issue amount of \$120,000,000, secured by utility revenues, interest rates of 0.00%-2.07%, final maturity September 15, 2031, used to increase water supply; remaining funds left to draw are \$665,303.

\$ 79,910,000

Promissory Note to City of San Angelo Development Corp.

183,854

Current Portion
Noncurrent Portion, Net
Total Note Payable

\$ 5,781,729
74,312,125
\$ 80,093,854

Changes in Long-Term Debt:

	Balance September 30, 2017	Additions	Deductions	Balance September 30, 2018	Amount Due in One Year
<u>Business-type Activities</u>					
Compensated Absences	\$ 1,726,340	\$ 101,752	\$ 134,499	\$ 1,693,593	\$205,112
Water Rights Obligation	3,098,539	-0-	712,541	2,385,998	753,424
Landfill Postclosure	4,134,113	205,358	-0-	4,339,471	-0-
Bonds Payable	77,620,000	-0-	5,840,000	71,780,000	5,600,000
Unamortized Bond Premium	1,140,411	-0-	331,879	808,532	-0-
Note Payable	85,635,000	-0-	5,725,000	79,910,000	5,735,000
Promissory Note to COSADC	230,582	-0-	46,730	183,854	46,729
	<u>\$173,584,985</u>	<u>\$ 307,110</u>	<u>\$12,790,649</u>	<u>\$ 161,101,448</u>	<u>\$12,340,265</u>

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Debt Service Requirements to Maturity:

For the Year Ending September 30,	Principal	Interest
2019	\$ 11,335,000	\$ 3,885,588
2020	11,630,000	3,640,384
2021	11,980,000	3,356,346
2022	9,530,000	3,116,808
2023	9,615,000	2,933,192
2024-2028	42,025,000	11,949,636
2029-2033	27,270,000	7,567,684
2034-2038	9,035,000	5,248,006
2039-2043	11,240,000	3,047,252
2044-2048	8,030,000	540,443
Total	\$ 151,690,000	\$ 45,285,339

Advanced Refunding

On October 18, 2017, the City issued \$11,320,000 Series 2017B General Obligation Refunding Bonds with interest rates ranging from 2.0% to 5.0%. The proceeds were used to advance refund \$11,480,000 of outstanding 2011A Series Certificates of Obligation with interest rates ranging from 2.00% to 5.0%. The net proceeds of \$12,635,578 (including a \$1,315,578 premium and after payment of \$252,904 in underwriting fees and other issuance costs) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the 2011A Series bonds are considered defeased, and the liability on the government-wide statement of net position has decreased by \$11,480,000.

The advance refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$160,000. This difference, reported in the accompanying financial statements as a deduction from bonds payable, is being charged to operations through the year 2036 using the effective interest method. The City completed the advance refunding to reduce its total debt service payments over the next ten years by \$1,248,856 and to obtain an economic gain (the difference between the present values of the old and new debt service payments) of \$918,930.

Defeased Bonds Outstanding

The City, through its various public trusts, has in substance defeased a number of outstanding bond issues by placing deposits in irrevocable trusts (escrow accounts) for the purchase of U.S. government securities to pay the principal and interest on the refunded bonds as they become due and payable. For financial reporting purposes, both the defeased bonds outstanding and the escrowed securities have been excluded from the financial statements. As of September 30, 2018, the balance of defeased bonds outstanding is \$27,390,000.

Landfill Closure and Post-Closure

The City accounts for its landfill closure and post-closure care costs in accordance with GASB No. 18, "Accounting for Municipal Solid Waste Landfill Closure and Post-Closure Care Costs."

Federal and state laws and regulations require the City to place a final cover on its landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although closure and post-closure care costs will be paid only near or after the date that the landfill stops accepting waste, the City reports a portion of the closure and post-closure care costs as a liability on the Statement of Net Position in each period based on landfill capacity used as of each balance sheet date. This liability is offset by an asset recorded for a trust account established for the purpose of paying the closure and post-closure costs as more fully described below.

The landfill post-closure care liability at year-end of \$4,339,471 represents the cumulative amount to date based on the use of approximately 80.06% care of \$5,419,949 as the remaining estimated capacity is filled. These amounts are based on expected future costs to perform all post-closure activities based upon the current cost of those activities. Based upon current usage and capacity estimates, the landfill could continue accepting solid waste for approximately 20 more years. Actual costs may differ from the estimated amounts due to inflation and changes in technology and/or applicable laws and regulations between now and the actual date of closure.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

On August 1, 2014, the City entered into a contract with Republic Waste Services of Texas, Ltd. (Republic) for an operating lease of the landfill that ends when the landfill reaches capacity. The City received an initial payment of \$4,735,000 into the trust. Republic is responsible for the funding of monthly contributions to a trust account that will pay closure and post-closure costs as required by state and federal laws and regulations. Republic is in compliance with these requirements, and at September 30, 2018, investments are held for these purposes. The total contributed by Republic Services as of September 30, 2018 is \$5,615,462.

Long-term Water Purchase Contracts

The City is obligated to make specific annual payments to the contractors under three unconditional water purchase contracts, whether the City actually receives water or not. These rights are being treated as intangible assets with indefinite useful lives. The contractors obtained permits to impound water from the State of Texas and constructed three dams and reservoirs with financing obtained using water purchase contracts as a basis for obtaining credit and as a means for the payment and security of all bonds issued by the Colorado River Municipal Water District projects. The City is also obligated under these three contracts for annual operating expenses of the projects. Further details of each contract follow:

Colorado River Municipal Water District (CRMWD)

Project Name: Spence Dam and Reservoir (Spence) – By contract dated August 19, 1997; the City exercised its option to continue receiving water for the entire useful life of the dam and reservoir. Annual payments of \$76,440 from January 1, 1996 through September 30, 2021 are required under the new contract. Payments under the prior contract and the current one will total \$3,866,330.

Project Name: Ivie Pipeline – Annual payments of \$676,984 to \$761,827 are required through the year 2021 for the retirement of the contractor's debt. Total estimated payments are approximately \$22,322,669. The City is responsible for the operation and maintenance of the pipeline system to its juncture point just north of the city limits for the entire life of the system as follows:

Central Station and System	27.78%
Minimum Electric Power Charges	31.25%
Other Electric	pro-rata for water received

The City's present value of future annual commitments under the contracts are as follows:

Fiscal Year	Spence	Ivie Pipeline	Total
2019	\$ 76,440	\$ 676,984	\$ 753,424
2020	76,440	717,867	794,307
2021	76,440	761,827	838,267
Total Commitments	\$ 229,320	\$ 2,156,678	\$ 2,385,998

The City paid \$712,541 under all of these water purchase contracts in the current year.

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

IV.H. Fund Balances and Net Position

Fund Balances

The following table shows the fund balance classifications as shown on the Governmental Funds Balance Sheet in accordance with GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*:

	General Fund	Capital Improvement Plan	Debt Service Fund	Other Governmental Funds
Nonspendable for:				
Inventories	\$ 37,304			
Prepays	13,518			
Lake Nasworthy				\$ 14,729,825
Sante Fe Park				10,000
Total Nonspendable	<u>\$ 50,822</u>			<u>\$ 14,739,825</u>
Restricted for:				
Economic				\$ 2,925,867
Development				
Grant Expenditures				1,095,889
Law Enforcement	\$ 1,437,802			-0-
Santa Fe Park				3,925
Designated Purposes				126,905
Total Restricted	<u>\$ 1,437,802</u>			<u>\$ 4,152,586</u>
Committed for:				
Designated Purposes	\$ 161,594			\$ 1,388,759
Debt Service			\$ 627,723	
Capital		\$ 14,177,892		543,401
Improvements				
Total Committed	<u>\$ 161,594</u>	<u>\$ 14,177,892</u>	<u>\$ 627,723</u>	<u>\$ 1,932,160</u>

The amounts Committed for Designated Purposes include citizen donations for specific items related to Public Safety, Culture, Parks and Recreation, and Capital Outlay.

Santa Fe Park Trust fund is a permanent fund and accounts for trust principal and related investment income. The corpus of \$10,000 is nonspendable and earnings in this fund would be restricted.

Lake Nasworthy Trust fund is a trust fund and accounts for the trust principal and related investment income. No portion of the principal shall be expended for any purpose unless authorized by a majority vote of the qualified voters of the City at an election held for that purpose. Ninety percent of the annual interest income may be used by the City to pay for lake and river improvements, services to enhance water recreation, and the elimination of related litter and pollution. A public hearing must be held on the proposed uses of interest income during the budget and budget amendment process.

Change in Accounting Principle/Restatement of Beginning Fund Balance/Net Position

Effective October 1, 2017, the City changed its method of accounting with the implementation of GASB statement 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. As a result, the City recognized an increase in the total OPEB liability and a decrease in net position related to other post-employment benefits other than pensions.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

The City restated beginning net position and fund balances as shown below:

	Government- Wide	Fund Level
Governmental Activities:		
Beginning Net Position and Fund Balance as Previously Reported	\$ 12,931,062	\$ 76,149,412
Add: Accrual of Prior Year Receivable	8,554	8,554
Add: Prior Year Cash Adjustments	28,809	28,809
Less: Total OPEB Liability	(74,000,431)	-0-
Less: Total OPEB Liability – Internal Service Funds	(3,361,521)	-0-
Beginning Net Position and Fund Balance, as Restated	(\$ 64,393,527)	\$ 76,186,775
Business-Type Activities:		
Beginning Net Position and Fund Balance as Previously Reported	\$ 218,696,539	\$ 218,696,539
Add: Accrual of Prior Year Receivable	10,350	10,350
Less: Total OPEB Liability	(13,078,059)	(13,078,059)
Beginning Net Position and Fund Balance, as Restated	\$ 205,628,830	\$ 205,628,830
Internal Service Funds:		
Beginning Balance as Previously Reported	\$ -0-	\$ 5,945,966
Add: Reimbursement of Prior Year Incentive	-0-	(3,361,521)
Beginning Balance as Restated	\$ -0-	\$ 2,584,445
Discretely Presented Component Unit:		
Beginning Balance as Previously Reported	\$ 17,796,163	\$ 15,572,455
Add: Reimbursement of Prior Year Incentive	326,000	326,000
Beginning Balance as Restated	\$ 18,122,163	\$ 15,898,455

IV.I Segment Information

The City issued revenue bonds and certificates of obligation to finance additions and improvements to its Water and Sewer facilities and construction costs and improvements to its State Office Building. Investors in the bonds and certificates rely solely on the revenue generated by the individual activities for repayment. The Water Department operates the City's water supply system, and the Sewer Department operates the City's sewage treatment plant, sewage pumping stations, and collection systems. Financial information for the Water and Sewer funds (major funds) is reported separately in the proprietary funds statement of net position, statement of activities, and statement of cash flows. The State Office Building provides a full service lease to thirteen state agencies. Summary financial information for the State Office Building fund is presented below:

Condensed Statement of Net Position

Assets	
Current Assets	\$ 361,379
Capital Assets	2,745,189
Other Noncurrent Assets	-0-
Total Assets	<u>\$ 3,106,568</u>
Deferred Outflows of Resources	
Deferred Amounts Related to Pensions	<u>\$ 26,860</u>
Liabilities	
Current Liabilities	\$ 644,283
Noncurrent Liabilities Due Within One Year	132,305
Noncurrent Liabilities Due After One Year	557,242
Total Liabilities	<u>\$ 1,333,830</u>

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Deferred Inflows of Resources	
Deferred Amounts Related to Pensions	\$ 16,460
Net Position	
Net Investment in Capital Assets	\$ 2,182,831
Unrestricted	(399,693)
Total Net position	\$ 1,783,138

Condensed Statement of Revenues, Expenses, and Changes in Net Position

Revenues Pledged for Payment of Bonds and COs	\$ 1,240,281
Cost of Sales and Services and Administrative	(735,849)
Depreciation and Amortization	(235,702)
Operating Income	\$ 268,730
Non-Operating Revenues (Expenses)	
Investment Income	4,436
Change in Fair Value of Investments	(343)
Interest Expense	(14,645)
Transfer Out	(92,941)
Change in Net Position	\$ 165,237
Net Position – Beginning	1,617,901
Net Position – Ending	\$ 1,783,138

Condensed Statement of Cash Flows

Net Cash Provided (Used) by:	
Operating Activities	\$ 539,458
Non-Capital Financing Activities	(92,941)
Capital and Related Financing Activities	(171,572)
Investing Activities	6,664
Net Increase (Decrease) in Cash	\$ 281,609
Cash and Cash Equivalents – Beginning	13,792
Cash and Cash Equivalents – Ending	\$ 295,401

V. OTHER INFORMATION

V.A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The City manages these various risks of loss as follows:

Risk Category	Retained Risk	Commercial Insurance Purchased
General/Professional Liability	Deductibles up to \$500,000	Up to \$10,000,000 Less Deductible
Workers' Compensation	\$650,000/Occurrence/Person	\$1,000,000/Occur/Year Less Retained Risk
Property Damage	\$10,000 to \$25,000	Up to \$143,503,324 Less Deductibles
Employee/Retiree Health	100% of Risk	None
Pollution Liability	\$10,000	\$1,000,000

The amount of settlements for each of the past three fiscal years has not exceeded insurance coverage. Coverages have not changed from the prior year.

All of the City's funds participate in the employee/retiree health, property and casualty, and workers' compensation programs and make payments to the internal service funds based on actuarial estimates for liability and workers' compensation in amounts needed to pay prior and current year claims and to establish "reserves" for catastrophic losses. The payments for employee/retiree health were the amounts previously paid for commercial insurance coverage. The estimate calculation includes costs such as legal fees and expert witnesses but excludes general administrative and risk management services as well as costs of excess coverages and actuarial fees. The reserves (reported as unrestricted net position) at year-end were (\$180,451), \$980,073, and (\$1,072,453) for employee/retiree health, property and casualty, and workers compensation, respectively.

The claims liabilities reported in the funds are based on an actuarial estimate for property and casualty, workers compensation, and claims payments after year-end for employee/retiree health. The actuarial

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

liabilities are discounted to present value using a 3% annual investment return on assets held in support of the liabilities and are based on industry payments modified by the City's actual experience.

Changes in the funds' liabilities for the past two fiscal years were as follows:

	Employee/ Retired Health	Property and Casualty	Workers' Compensation	Total
September 30, 2016	\$ 1,007,024	\$ 850,153	\$ 2,410,607	\$ 4,267,784
FY17 Incurred	-0-	1,810,400	807,235	2,617,635
FY17 Paid	(927,096)	(1,884,805)	(815,480)	(3,627,381)
September 30, 2017	\$ 79,928	\$ 775,748	\$ 2,402,362	\$ 3,258,038
FY18 Incurred	51,663	7,127	192,400	251,190
FY18 Paid	-0-	(45,444)	(376,012)	(421,456)
September 30, 2018	\$ 131,591	\$ 737,431	\$ 2,218,750	\$ 3,087,772

V.B. Commitments and Contingencies

Construction Commitments

At year-end, the City had the following major projects in progress:

Project Descriptions	Funding Source	Budget	Spent to Date	Balance
Bell Street Reconstruction	Future Bond Funding, Water Capital, Wastewater Capital	\$ 14,115,752	\$ 2,778,933	\$11,336,819
College Hills Reconstruction	Future Bond Funding, Water Capital, Wastewater Capital	\$ 13,594,664	\$ 1,068,372	\$12,526,292
Concho Reconstruction	TIRZ	\$ 850,000	\$ 115,000	\$ 735,000
Sulphur Draw Sewer Project	Wastewater Capital	\$ 4,500,000	\$ 1,945,723	\$ 2,554,277
Remediation of Drainage Ave. P	Stormwater Capital and General Fund	\$ 2,440,000	\$ 104,800	\$ 2,335,200
Taxiway Reconfiguration	FAA Funds, PFC Funds	\$ 3,587,796	\$ 3,195,394	\$ 392,402
City Hall	General Capital Fund	\$ 1,258,773	\$ 71,974	\$ 1,186,799
Fire Station #4	2015 CO Bond, Medicaid Supplement, 2009 CO Bond	\$ 3,763,067	\$ 1,357,756	\$ 2,405,311
Visitors Center Restoration	Type B Sales Tax, Private Donations	\$ 2,250,000	\$ 253,531	\$ 1,996,469
Brentwood Neighborhood Park Renovation	Type B Sales Tax	\$ 250,000	\$ 133,807	\$ 116,193
Texas Bank Sports Complex Improvements	Type B Sales Tax	\$ 708,744	\$ 244,680	\$ 464,064
South Concho Park and Trail Improvements	TPWD Trail Grant, Type B Sales Tax	\$ 200,000	\$ 40,777	\$ 159,223
29 th Street Sports Complex	Globe Life Texas Rangers Grant, Type B Sales Tax	\$ 1,750,000	\$ 133,192	\$ 1,616,808
Station 618 Parking Lot	General Capital Fund	\$ 85,000	\$ 16,500	\$ 68,500

V.C. Federal Assistance Programs

Amounts received or receivable from grantor agencies are subject to adjustments by the grantor agencies, principally the federal government, upon review of audit reports on those programs. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantors cannot be determined at this time.

V.D. Litigation

The City is a defendant in several lawsuits. Lawsuits pending on September 30, 2018 represented no material adverse financial impact to the City. Any potential judgments or awards related to these lawsuits are included in the loss reserves and estimated claims payable from the City's Self-Insurance Funds.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

VI. EMPLOYEE RETIREMENT BENEFITS

The City contributes to a single-employer defined benefit pension plan (San Angelo Firemen's Relief and Retirement Fund), which covers fire department employees. The City also provides a non-traditional hybrid defined benefit plan through the statewide municipal retirement system (Texas Municipal Retirement System) for the remainder of the City's employees. Additionally, the City provides an alternative to Social Security for part-time, seasonal, and temporary employees and a post-employment health benefit plan.

A summary of all of the amounts recorded in the City's financial statements for the plans is as follows:

	Governmental Activities	Business-Type Activities	Plan Totals
Net Pension Liability:			
Firemen's Relief and Retirement	\$ 36,288,738	\$ -0-	\$ 36,288,738
TMRS	28,827,507	6,731,352	35,558,859
Total	<u>\$ 65,116,245</u>	<u>\$ 6,731,352</u>	<u>\$ 71,847,597</u>
Deferred Outflows of Resources:			
Firemen's Relief and Retirement	\$ 6,093,972	\$ -0-	\$ 6,093,972
TMRS	4,932,620	1,174,221	6,106,841
Total	<u>\$ 11,026,592</u>	<u>\$ 1,174,221</u>	<u>\$ 12,200,813</u>
Deferred Inflows of Resources:			
Firemen's Relief and Retirement	\$ 3,933,219	\$ -0-	\$ 3,933,219
TMRS	4,243,264	1,204,312	5,447,576
Total	<u>\$ 8,176,483</u>	<u>\$ 1,204,312</u>	<u>\$ 9,380,795</u>
Pension Expense:			
Firemen's Relief and Retirement	\$ 5,310,065	\$ -0-	\$ 5,310,065
TMRS	5,884,818	1,265,596	7,150,414
Total	<u>\$ 11,194,883</u>	<u>\$ 1,265,596</u>	<u>\$ 12,460,479</u>

VI.A. Defined Benefit Plan

Plan Description

The Board of Trustees of the San Angelo Firemen's Relief and Retirement Fund is the administrator of the single-employer defined benefit pension plan. This pension fund is a trust fund. The Board acts independently of the governing body of the City. The plan is established under the authority of the Texas Local Firefighters' Retirement Act (TLFFRA). TLFFRA provides the authority and procedure to amend benefit provisions. The plan covers current and former firefighters of the City of San Angelo, as well as certain beneficiaries of former firefighters.

Summary of Significant Accounting Policies

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the plan have been determined on the same basis as they are reported by the plan. Detailed information about the plan's net position is available in the separately issued by the San Angelo Firemen's Relief and Retirement Fund financial report.

Annual reports including required supplementary information can be obtained from the Board of Trustees of the San Angelo Firemen's Relief and Retirement Fund, 72 W. College, San Angelo, Texas 76903.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Benefits Provided

The Plan provides service retirement, death, disability, and withdrawal benefits. These benefits fully vest after 20 years of credited service. A partially vested deferred benefit is available for firefighters who terminate employment with at least 10 but less than 20 years of service. Employees may retire at age 50 with 20 years of credited service. A reduced early service retirement benefit is available for employees who terminate employment with 20 or more years of service regardless of age. The Plan, effective November 1, 1999, and amended September 1, 2007, provides a monthly normal service retirement benefit, payable in a Joint and 72% to Spouse form of annuity. For firefighters hired before May 1, 1986, the monthly benefit equals 67.5% of the Highest 48-Month Average Salary plus \$230 per month for each whole year of service in excess of 20 years with partial credit given based on the number of months completed in excess of whole years. For firefighters hired on or after May 1, 1986, the monthly benefit equals 66% of the Highest 48-Month Average Salary plus \$230 per month for each whole year of service in excess of 20 years with partial credit given based on the number of months completed in excess of whole years.

A firefighter has the option to participate in the Optional Retirement Program (ORP) or the Retroactive Deferred Retirement Plan (RETRO DROP) which will provide a lump sum benefit and a monthly retirement benefit upon termination of employment. A Joint and 100% to Surviving Spouse option is also available for normal service retirement, early service retirement, ORP, and RETRO DROP plans instead of the standard Joint and 72% to Surviving Spouse form. Effective January 1, 1997, the Plan was amended to provide automatic post-retirement benefit increases of 1.2% per year deferred to begin at age 61 for firefighters retiring after January 1, 1997. In addition, the Plan has the authority to provide, and has periodically in the past provided for, ad hoc postretirement benefit increases. An ad hoc postretirement benefit increase to certain retirees as of January 1, 2002, was granted. The benefit provisions of this Plan are authorized by the Texas Local Fire Fighters' Retirement Act (TLFFRA). The TLFFRA provides the authority and procedure to amend benefit provisions.

Employees Covered by Benefit Terms

Inactive plan members or beneficiaries currently receiving benefits	145
Inactive plan members entitled to but not yet receiving benefits	2
Active plan members	178
Total	<u>325</u>

Contributions

The contribution provisions of the Plan are authorized by the Texas Local Fire Fighters Retirement Act (TLFFRA). The TLFFRA provides the authority and procedure to change the amount of contributions determined as a percentage of pay by each firefighter and a percentage of payroll by the City of San Angelo.

While the contribution requirements are not actuarially determined, state law requires that each plan of benefits adopted by the Plan be approved by an eligible actuary. The actuary certifies that the contribution commitment by the firefighters and the City provides an adequate financing arrangement. Using the entry age actuarial cost method, the Plan's normal cost contribution rate is determined as a percentage of payroll. The excess of the total contribution rate over the normal cost contribution rate is used to amortize the Plan's unfunded actuarial accrued liability, and the number of years needed to amortize the Plan's unfunded actuarial accrued liability is determined using an open, level percentage of payroll method.

The funding policy of the San Angelo Firemen's Relief and Retirement Fund requires contributions equal to 16.2% of pay by the firefighters and contributions by the City based on a formula, which causes the City's contribution rate to fluctuate from year to year. The December 31, 2017 actuarial valuation assumes that the City's contribution rate will average 20.20% of payroll in the future for firefighters hired on or after May 1, 1986, and average 21.65% of payroll in the future for firefighters hired before May 1, 1986. Contributions to the pension plan from the City were \$2,360,039.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The City reported \$5,310,065 in pension expense for the year ended September 30, 2018. At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 2,048,074	\$ 3,351,240
Changes of Assumptions	2,275,255	-0-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-0-	581,979
City Contributions Subsequent to the Measurement Date	1,770,643	-0-
Total	<u>\$ 6,093,972</u>	<u>\$ 3,933,219</u>

\$1,770,643 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:

2019	\$ 1,199,512
2020	936,820
2021	(290,255)
2022	(663,916)
2023	(396,027)
Thereafter	(396,026)
Total	<u>\$ 390,108</u>

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of December 31, 2017, using the following actuarial assumptions, applied to all prior periods included in the measurement:

Inflation:	2.5%
Salary Increases:	3.5%, average, including inflation
Investment Rate of Return:	7.9% net of pension plan investment expense, including inflation

Mortality rates were based on the RP2014 mortality with Blue Collar adjustment backwards to 2006 with Scale MP2014 and projected with Scale MP2017.

The actuarial assumptions used in the December 31, 2017 valuation were based on the results of an actuarial experience study as of December 31, 2009. The experience study covered the following periods:

- Historical Census data from 2000-2009
- Investment return experience 2005-2009
- Salary increase experience 2005-2009
- Covered payroll growth experience 1994-2009

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

The actuarial assumptions used in the December 31, 2017, valuation were based on the results of a bi-annual actuarial study.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2017, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Equity:		6.00%
Domestic Equity	54.00%	
International Equity	6.00%	
Real Estate	6.00%	4.00%
Fixed Income	32.00%	
Cash	2.00%	0.00%
	<u>100.00%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 7.8%. The projection of cash flows used to determine the discount rate assumed that Plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

The total pension liability was determined based on an actuarial valuation performed as of December 31, 2017 with a measurement date of December 31, 2017. There were no changes in assumptions or changes in benefit terms that affected measurement of the total pension liability. The following table reports the components of changes in net pension liability:

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

SCHEDULE OF CHANGES IN NET PENSION LIABILITY			
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Net Position (b)	Net Pension Liability (a) - (b)
Balances Beginning of Year	<u>\$ 101,449,191</u>	<u>\$ 60,206,802</u>	<u>\$ 41,242,389</u>
Changes for the Year:			
Service cost	\$ 2,347,801	\$ -0-	\$ 2,347,801
Interest expense	7,941,044	-0-	7,941,044
Differences between expected and actual experience	(3,909,779)	-0-	(3,909,779)
Changes in benefit terms	473,900	-0-	473,900
Changes of assumptions	1,137,592	-0-	1,137,592
Contributions - City	-0-	2,293,931	(2,293,931)
Contributions - buy back	22,656	22,656	-0-
Contributions - Members	-0-	1,755,034	(1,755,034)
Net investment income	-0-	8,954,582	(8,954,582)
Benefits paid	(6,554,930)	(6,554,930)	-0-
Plan administrative expenses	-0-	(59,338)	59,338
Net Changes	<u>\$ 1,458,284</u>	<u>\$ 6,411,935</u>	<u>(\$ 4,953,651)</u>
Balances End of Year	<u>\$ 102,907,475</u>	<u>\$ 66,618,737</u>	<u>\$ 36,288,738</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the employers calculated using the discount rate of 7.8%, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.8%) or 1-percentage-point higher (8.8%) than the current rate:

	1% Decrease (6.8%)	Current Discount Rate (7.8%)	1% Increase (8.8%)
Employers' Net Pension Liability	\$ 48,437,363	\$ 36,288,738	\$ 26,109,810

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued financial report that can be obtained from the Board of Trustees of the San Angelo Firemen's Relief and Retirement Fund, 72 W. College, San Angelo, Texas 76903.

VI.B. Hybrid Defined Benefit Plan

Plan Description

The City participates as one of 860 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS' defined benefit pension plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Benefits Provided

Benefits depend upon the sum of the employee's contributions to the plan, with interest, and the City financed monetary credits, with interest. At the date the plan began, the City granted monetary credits for service rendered before the plan began of a theoretical amount at least equal to two times what would have been contributed by the employee, with interest, prior to establishment of the plan. Monetary credits for service since the plan began are a percent (100%, 150%, or 200%) of the employee's accumulated contributions. In addition, the City can grant, as often as annually, another type of monetary credit referred to as an updated service credit, which is a theoretical amount. This amount, when added to the employee's accumulated contributions and the monetary credits for service since the plan began, would be equal to the total monetary credits and employee contributions (accumulated with interest). This is assuming the current employee contribution rate and City matching percent have always been in existence and the employee's salary had always been the average of his salary in the last three years that are one year before the effective date. At retirement, the benefit is calculated as if the sum of the employee's accumulated contributions with interest and the employer-financed monetary credits with interest were used to purchase an annuity.

At the December 31, 2017 valuation and measurement date, the following employees were covered by the benefit terms:

Active Employees	611
Deferred Vested Former Employees	313
Retirees or Retiree Beneficiaries	<u>718</u>
Total	<u>1,642</u>

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the City was 17.59% and 17.59% in calendar years 2017 and 2018, respectively. The City's contributions to TMRS for the year ended September 30, 2018 were \$6,215,573 and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2017 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions:

The Total Pension Liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Inflation -	2.5% per year
Overall Payroll Growth -	3.5% to 10.5% per year, including inflation
Investment Rate of Return -	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender distinct RP2000 Combined Healthy Mortality Table, which male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Disabled Retiree Mortality Table is used, with slight adjustments.

Actuarial assumptions used in the December 31, 2017 valuation were based on the results of actuarial experience studies performed for the 2015 actuarial valuation. This experience study was for the period December 31, 2010 through December 31, 2014. Healthy postretirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Assumptions are reviewed annually. No additional changes were made for the 2016 valuation.

The long-term expected rate of return on pension plan investments is 6.75%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

This rate was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	17.50%	4.55%
International Equity	17.50%	6.35%
Core Fixed Income	10.00%	1.00%
Non-Core Fixed Income	20.00%	3.90%
Real Return	10.00%	3.80%
Real Estate	10.00%	4.50%
Absolute Return	10.00%	3.75%
Private Equity	5.00%	7.50%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Changes in the Net Pension Liability

SCHEDULE OF CHANGES IN NET PENSION LIABILITY			
	Increase (Decrease)		
	Total Pension Liability (a)	Plan Net Position (b)	Net Pension Liability (a) - (b)
Balances Beginning of Year	<u>\$ 226,110,558</u>	<u>\$ 177,991,280</u>	<u>\$ 48,119,278</u>
Changes for the Year:			
Service cost	\$ 5,416,244	\$ -0-	\$ 5,416,244
Interest expense	15,033,601	-0-	15,033,601
Difference between expected and actual experience	120,491	-0-	120,491
Contributions - City	-0-	6,159,661	(6,159,661)
Contributions - Members	-0-	2,442,228	(2,442,228)
Net investment income	-0-	24,663,190	(24,663,190)
Benefits paid	(12,197,321)	(12,197,321)	-0-
Plan administrative expenses	-0-	(127,845)	127,845
Other Charges	-0-	(6,479)	6,479
Net Changes	<u>\$ 8,373,015</u>	<u>\$ 20,933,434</u>	<u>(\$ 12,560,419)</u>
Balances End of Year	<u>\$ 234,483,573</u>	<u>\$ 198,924,714</u>	<u>\$ 35,558,859</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.75%) or 1 percentage-point higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Net Pension Liability	\$ 66,958,642	\$ 35,558,859	\$ 9,711,866

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained at www.tmrs.com.

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2018, the City recognized pension expense of \$7,150,414. At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 500,973	\$ -0-
Changes of Assumptions	444,987	-0-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-0-	4,974,736
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	488,219	472,840
City Contributions Subsequent to the Measurement Date	4,672,662	-0-
Total	\$ 6,106,841	\$ 5,447,576

The \$4,672,662 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30:	
2019	\$ 1,004,970
2020	17,006
2021	(2,505,619)
2022	(2,529,754)
	<u>(\$ 4,013,397)</u>

VI.C. Other Post-Employment Benefits

Plan Description

In addition to the pension benefits discussed above, the City of San Angelo offers its retirees and their dependents medical and prescription drug coverage for life. The pre-65 retirees can choose from among the three active plans – the high, medium, or low plan. The post-65 retirees are offered a fully insured Medicare supplement plan with Hartford. The plan was frozen as of January 1, 2000 and only employees hired before then are allowed to participate in the plan and receive the City's subsidy. Thus, the group is closed at this time, and the liability will eventually decrease to zero. The plan is not accounted for as a trust fund, as an irrevocable trust has not been established to account for the plan. The plan does not issue a separate financial report.

For the pre-65 retirees, in theory, contributions are such that the City subsidizes the same amount toward coverage regardless of the tier or plan the retiree has chosen. In practice, however, the dependents are actuarially more costly than assumed. Consequently, though the intent of the City is that the dependents pay their full cost, in reality, some of that cost is subsidized by the City and thus generates a liability. This is not true with the post-65 retirees. Their cost is priced appropriately so the dependents do pay full cost, are not subsidized and therefore, there is no GASB liability for them.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Benefits Provided

The Plan covers all current retirees of the City and provides for employee and dependent healthcare coverage from the date of retirement to age 65, provided the participant was covered by the Plan before retiring and hired before January 1, 2000. The City provides postretirement medical and pharmacy benefits through the Plan until age 65 if the retiree and spouse pay the full active premium. Participants can elect to enroll in a post-65 Medicare plan. The Council has the authority to amend plan benefits.

Employees Covered by Benefit Terms

As of September 30, 2018, the following employees were covered by the benefit terms:

Active Employees	137
Inactives or Beneficiaries Currently Receiving Benefit Payments	504
Total	<u>641</u>

Total OPEB Liability

The City's total OPEB liability of \$91,227,000 was measured as of September 30, 2018 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total OPEB liability was determined based on an actuarial valuation prepared as of September 30, 2018 using the following actuarial assumptions:

- Actuarial Cost Method - Entry Age Normal Level Percentage of Salary
- Inflation - 2.50%
- Salary Scale - 3.00%
- Discount Rate - 3.83%, based on September 30, 2018 published Fidelity Municipal GO AA 20-year bond index
- Retirement Age - Retirement rates are as shown below and they are based on the City's actual retirement experience:

Age	Retirement Rates
40 - 44	1.5%
45 - 49	2.5%
50 - 54	5.5%
55	12.0%
56 - 58	7.5%
59	10.0%
60	20.0%
61	10.0%
62	40.0%
63 - 64	25.0%
65	50.0%
66 - 69	25.0%
70+	100.0%

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

- Withdraw (Termination) Rates –

Age	Male	Female
0	0.496460	0.511404
1	0.315477	0.360307
2	0.249060	0.313816
3	0.215852	0.275627
4	0.190946	0.240758
5	0.167701	0.205890
6	0.149436	0.172682
7	0.129511	0.141134
8	0.109587	0.116228
9	0.092983	0.096303
10	0.079699	0.083020
11	0.066416	0.071397
12	0.056454	0.063095
13	0.048152	0.054793
14	0.039850	0.046491
15	0.036529	0.038189
16	0.033208	0.029887
17	0.029887	0.026566
18	0.028227	0.021585
19	0.028227	0.019925
20+	0.028227	0.019925

- Healthcare cost trend rates –

Year	Rate
2018-2019	8.0%
2019-2020	7.5%
2020-2021	7.0%
2021-2022	6.5%
2022-2023	6.0%
2023-2024	5.5%
2024-2025	5.0%
2025+	4.5%

- Married – 25%; with females assumed age to be three years younger
- Average per capita claim cost – Range from age 40 of \$3,323 to age 80 of \$5,301
- Mortality Rates - 2017 IRS Static Mortality Table with representative rates per thousand for the RP-2014 mortality tables.
- Coverage – 95% of all retirees who currently have healthcare coverage will continue with coverage.

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CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

Changes in Total OPEB Liability

The following table reports the components of changes in total OPEB liability:

	Total OPEB Liability (a)
Balances, Beginning of Year	\$ 109,460,000
Changes for the Year:	
Service Cost	\$ 989,000
Interest Expense	3,817,000
Changes of Assumptions	(20,271,000)
Benefits Paid	(2,768,000)
Net Changes	(\$ 18,233,000)
Balances, End of Year	\$ 91,227,000

Sensitivity of the Total OPEB Liability (Asset) to Changes in the Discount Rate

The following presents the total OPEB liability of the employer calculated using the discount rate of 3.83%, as well as what the Plan's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.83%) or 1-percentage-point higher (4.83) than the current rate:

	1% Decrease (2.83%)	Current Discount Rate (3.83%)	1% Increase (4.83%)
Employers' Total OPEB Liability	\$ 107,777,000	\$ 91,227,000	\$ 78,372,000

Sensitivity of the Total OPEB Liability (Asset) to Changes in the Healthcare Cost Trend Rate

The following presents the total OPEB liability (asset) of the employer calculated using the healthcare cost trend rate of 8.0% to 4.5%, as well as what the Plan's total OPEB liability (asset) would be if it were calculated using a healthcare cost trend rate that is 1-percentage point lower (7.0% to 3.5%) or 1-percentage-point higher (9.0% to 5.5%) than the current rate:

	1% Decrease (7.0% to 3.5%)	Healthcare Cost Trend Rates (8.0% to 4.5%)	1% Increase (9.0% to 5.5%)
Employers' Total OPEB Liability	\$ 78,794,000	\$ 91,227,000	\$ 106,859,000

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2018, the City recognized negative OPEB expense of (\$10,908,000). At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of Assumptions	\$ -0-	\$ 4,557,000
Total	\$ -0-	\$ 4,557,000

The amount of \$4,557,000 will be recognized in OPEB expense for fiscal year ended September 30, 2019.

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

VI.D. Part-Time, Seasonal, and Temporary Employees Alternatives to Social Security

Starting May 1, 2007, employees not eligible to participate in TMRS began participating in an alternative to Social Security. Under the Part-Time Alternative Retirement System (PARS), City part-time staff no longer contribute 6.2% of their salary to Social Security. Rather, they contribute 6.2% of their salary into PARS. The City contributes 1.3% of the employee's salary to that same PARS. The employee's PARS deduction is pre-tax and the contributions are kept in a trust that can either be paid out (with tax penalty) when the employee's employment with the City ends, or rolled into an individual retirement account (IRA). The City's contributions to the PARS accounts in the current year were \$8,967.

VII. TAX ABATEMENTS

As of September 30, 2018, the City provides tax abatements through two programs subject to the requirements of GASB Statement No. 77: the abatements awarded through the City of San Angelo Development Corporation (COSADC) and those awarded through the Tax Increment Reinvestment Zone (TIRZ).

The COSADC awards property tax abatements as part of incentive agreements which are agreed upon and adopted first by the COSADC board and then through ratification by the City Council. The purpose of these abatements is to encourage the growth and/or expansion of eligible entities that commit to make certain capital investments, to create a certain number of jobs, and/or to maintain those employment levels depending on the terms of the agreement. The amount and length of the abatements vary by agreement. If the recipient entity does not conform to the terms of the agreement, the abated taxes must be returned to the COSADC.

The TIRZ also awards property tax abatements as part of incentive agreements which are agreed upon and adopted first by the TIRZ board and then through ratification by the City Council. The purpose of these abatements is to encourage the growth and/or expansion of eligible entities that commit to make certain capital investments depending on the terms of the agreement. The amounts and lengths of the abatements vary by agreement. If the recipient entity does not conform to the terms of the agreement, the abated taxes must be returned to the TIRZ.

The amount of taxes abated during the year ended September 30, 2018 are:

Program	Amount Abated
COSADC	\$ 117,904
TIRZ	13,450
Total	<u>\$ 131,354</u>

The Historic Property Tax Abatement Program is intended to encourage historic preservation within San Angelo by providing a property tax abatement to property owners with property in Historic Overlay Zones. The tax abatement provides an incentive for property owners to request Historic Overlay Zoning and to improve, rehabilitate, and maintain property within the Historic Overlay Zoning Districts. For the fiscal year ended September 30, 2018, the City abated property taxes totaling \$18,149 under this program.

The Low Income Housing Abatement Program was started under COSADC in 2009 to provide tax abatements to low income households to help alleviate foreclosure. For the year ended September 30, 2018, the City abated property taxes totaling \$17,671 under this program.

VIII. NEW PRONOUNCEMENTS

The GASB has issued several new accounting pronouncements, which will be effective in subsequent years. A description of the new accounting pronouncements, the fiscal year in which they are effective, and the City's consideration of the impact of these pronouncements are described below:

GASB Statement No. 83, Certain Asset Retirement Obligations – GASB 83 was issued in November 2016 and establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

deferred outflow of resources for AROs. This Statement requires that recognition occur when the liability is both incurred and reasonably estimable. This Statement also requires the measurement of an ARO to be based on the best estimate of the current value of outlays expected to be incurred. Additionally, this Statement requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually. It also requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. At this time, the impact to the City is unknown. GASB Statement 84, Fiduciary Activities – GASB 84 was issued January 2018, and this Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The City has not yet determined the impact that implementation of GASB 84 will have on its net position.

GASB Statement 85, Omnibus 2018 – GASB 85 was issued March 2018, and this Statement address a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits. The City has not yet determined the impact that implementation of GASB 85 will have on its net position.

GASB Statement 86, Certain Debt Extinguishment Issues – GASB 86 issued May 2018, and the primary objective of this Statement is to improve the consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources – resources other than the proceeds of refunding debt – are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt substance. The City has not yet determined the impact that implementation of GASB 86 will have on its net position.

GASB Statement 87, Leases – GASB 87 was issued June 2018, and the primary objective of this Statement is to increase the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about activities. The City has not yet determined the impact that implementation of GASB 87 will have on its net position.

GASB Statement No. 88, Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements – GASB 88 was issued in April 2018 and improves the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. At this time, the impact to the City is unknown.

GASB Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period – GASB 89 was issued in June 2018 and requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of construction period will no longer be included in the historical cost of a capital type activity or proprietary

CITY OF SAN ANGELO, TEXAS

Notes to the Basic Financial Statements

For the Year Ended September 30, 2018

type funds. The requirements for this Statement are effective for reporting periods beginning after December 15, 2019. At this time, the impact to the City is unknown.

GASB Statement No. 90, Majority Interests (an amendment of GASB Statements 14 and 61) – GASB 90 was issued August 2018 and will be effective for periods beginning December 15, 2018. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value. The City has not yet determined the impact that implementation of GASB 90 will have on its net position.

VIII. SUBSEQUENT EVENTS

The following events occurred after the fiscal year end and are disclosed for reporting purposes:

- Due to the increase in surplus sales tax revenue earned during the year ended September 30, 2018, the City Council was able to subsequently fund capital items, including:
 - \$540,000 for police vehicles
 - \$185,000 for Concho River bank stabilization
 - \$200,000 for animal shelter improvements
 - \$200,000 for traffic signal battery back-up
 - \$120,300 for tree irrigation systems in City parks
 - \$161,170 for Fort Concho improvements
 - \$200,000 for Station 618 parking lot reconstruction.
- The City Council approved the addition of eight additional firefighters, which will be funded in part by the SAFER grant for the first three years. The expected cost at the end of the fourth year will be \$592,536.
- The City Council awarded Task Order 2 under RFQ WU-04-19 Engineering Services for Water System Improvements to the Hickory Groundwater Supply Development to Enprotec/Hibbs & Todd, Inc. in the amount of \$3,117,750.



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Required Supplementary Information

CITY OF SAN ANGELO, TEXAS

Budgetary Comparison Schedule - General Fund

For the Year Ended September 30, 2018

	Budgeted Amounts		Actual Amounts			Variance With Final Budget - Positive (Negative)
	Original	Final	Modified Accrual	Adjustments	Budget Basis	
REVENUES						
Taxes:						
Property	\$ 33,768,546	\$ 33,771,546	\$ 33,787,483	\$ -0-	\$ 33,787,483	\$ 15,937
Sales	17,937,625	19,217,625	19,812,694	(244,779)	19,567,915	350,290
Franchise	4,633,982	4,633,982	4,586,508	-0-	4,586,508	(47,474)
Motel	-0-	-0-	-0-	-0-	-0-	-0-
Mixed Drink	375,000	375,000	353,657	-0-	353,657	(21,343)
Bingo	42,526	42,526	36,960	-0-	36,960	(5,566)
Licenses and Permits	841,856	859,356	804,071	-0-	804,071	(55,285)
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	6,730,758	7,113,258	9,315,241	(2,442,439)	6,872,802	(240,456)
Fines and Forfeitures	3,142,139	3,197,139	3,043,918	-0-	3,043,918	(153,221)
Investment Income:						
Interest	467,275	467,275	627,254	-0-	627,254	159,979
Change in Fair Value of Investments	-0-	-0-	(162,359)	-0-	(162,359)	(162,359)
Miscellaneous:						
Gifts and Contributions	55,050	3,961,735	51,876	-0-	51,876	(3,909,859)
Other Miscellaneous	480,526	1,242,863	1,036,030	-0-	1,036,030	(206,833)
Total Revenues	\$ 68,475,283	\$ 74,882,305	\$ 73,293,333	(\$ 2,687,218)	\$ 70,606,115	(\$ 4,276,190)
EXPENDITURES						
Current:						
General Government:						
City Council	\$ 156,989	\$ 176,259	\$ 144,463	\$ -0-	\$ 144,463	\$ 31,796
City Manager	719,704	699,167	666,655	-0-	666,655	32,512
Legal	1,165,404	1,150,826	1,112,364	-0-	1,112,364	38,462
Public Information	206,417	206,417	190,498	-0-	190,498	15,919
Construction Management	617,725	626,493	600,209	-0-	600,209	26,284
Finance	2,367,775	2,467,882	2,434,347	-0-	2,434,347	33,535
Information Services	612,407	604,440	593,807	-0-	593,807	10,633
Purchasing	169,287	177,429	148,037	-0-	148,037	29,392
Personnel	2,402,668	2,469,194	2,734,006	-0-	2,734,006	(264,812)
Non-Departmental	3,966,046	2,167,795	1,767,441	-0-	1,767,441	400,354
Total General Government	\$ 12,384,422	\$ 10,745,902	\$ 10,391,827	\$ -0-	\$ 10,391,827	\$ 354,075
Public Safety:						
Municipal Court	\$ 2,512,307	\$ 3,442,510	\$ 2,382,921	\$ -0-	\$ 2,382,921	\$ 1,059,589
Police	18,645,383	18,890,087	19,035,116	-0-	19,035,116	(145,029)
Fire	17,646,926	18,138,412	21,899,898	-0-	21,899,898	(3,761,486)
Communications	1,500,299	1,564,959	1,429,881	-0-	1,429,881	135,078
School Crossing Guards	125,700	161,670	144,661	-0-	144,661	17,009
Total Public Safety	\$ 40,430,615	\$ 42,197,638	\$ 44,892,477	\$ -0-	\$ 44,892,477	(\$ 2,694,839)
Public Works and Transportation:						
Public Works	\$ 357,130	\$ 351,840	\$ 362,908	\$ -0-	\$ 362,908	(\$ 11,068)
Signal Control	835,306	768,673	753,201	-0-	753,201	15,472
Streets and Bridges	7,454,874	8,740,379	6,178,951	-0-	6,178,951	2,561,428
Planning and Zoning	2,263,744	2,272,690	2,146,115	-0-	2,146,115	126,575
Permits and Inspections	881,580	881,580	859,323	-0-	859,323	22,257
Total Public Works and Transportation	\$ 11,792,634	\$ 13,015,162	\$ 10,300,498	\$ -0-	\$ 10,300,498	\$ 2,714,664

CITY OF SAN ANGELO, TEXAS

Budgetary Comparison Schedule - General Fund

For the Year Ended September 30, 2018

	Budgeted Amounts		Actual Amounts			Variance With Final Budget - Positive (Negative)
	Original	Final	Modified Accrual	Adjustments	Budget Basis	
Public Facilities:						
City Hall	\$ 650,548	\$ 721,311	\$ 619,387	\$ -0-	\$ 619,387	\$ 101,924
Fairmount Cemetery	415,609	410,283	391,116	-0-	391,116	19,167
Total Public Facilities	\$ 1,066,157	\$ 1,131,594	\$ 1,010,503	\$ -0-	\$ 1,010,503	\$ 121,091
Health and Human Services:						
Health Department	\$ 176,616	\$ 176,616	\$ 174,617	\$ -0-	\$ 174,617	\$ 1,999
Animal Control	854,880	1,013,997	879,167	-0-	879,167	134,830
Code Compliance	453,434	423,636	411,592	-0-	411,592	12,044
Social Services	55,500	55,500	50,880	-0-	50,880	4,620
Total Health and Human Services	\$ 1,540,430	\$ 1,669,749	\$ 1,516,256	\$ -0-	\$ 1,516,256	\$ 153,493
Culture, Parks and Recreation:						
Parks	\$ 4,437,128	\$ 4,710,394	\$ 3,951,550	\$ -0-	\$ 3,951,550	\$ 758,844
Recreation	952,564	1,016,232	823,651	-0-	823,651	192,581
Swimming Pool	166,935	257,644	154,833	-0-	154,833	102,811
Fort Concho Museum	1,057,655	1,127,655	969,487	-0-	969,487	158,168
Total Culture, Parks and Recreation	\$ 6,614,282	\$ 7,111,925	\$ 5,899,521	\$ -0-	\$ 5,899,521	\$ 1,212,404
Total Current Expenditures	\$ 73,828,540	\$ 75,871,970	\$ 74,011,082	\$ -0-	\$ 74,011,082	\$ 1,860,888
Capital Outlay	761,777	30,882,191	4,101,060	-0-	4,101,060	26,781,131
Debt Service:						
Principal	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	163,750	163,750	-0-	163,750	-0-
Total Expenditures	\$ 74,590,317	\$ 106,917,911	\$ 78,275,892	\$ -0-	\$ 78,275,892	\$ 28,642,019
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 6,115,034)	(\$ 32,035,606)	(\$ 4,982,559)	(\$ 2,687,218)	(\$ 7,669,777)	\$ 24,365,829
OTHER FINANCING SOURCES (USES)						
Transfers In	\$ 5,808,803	\$ 7,219,403	\$ 7,665,355	\$ -0-	\$ 7,665,355	\$ 445,952
Bonds Issued	-0-	16,500,000	16,500,000	-0-	16,500,000	-0-
Premium on Bonds Issued	-0-	167,856	167,856	-0-	167,856	-0-
Sale of Capital Assets	57,000	57,000	-0-	-0-	-0-	(57,000)
Transfers Out	(925,432)	(925,432)	(743,429)	-0-	(743,429)	182,003
Total Other Financing Sources (Uses)	\$ 4,940,371	\$ 23,018,827	\$ 23,589,782	\$ -0-	\$ 23,589,782	\$ 570,955
Net Change in Fund Balance	(\$ 1,174,663)	(\$ 9,016,779)	\$ 18,607,223	(\$ 2,687,218)	\$ 15,920,005	\$ 24,936,784
Fund Balance - Beginning	10,796,044	(36,082,021)	35,468,207	(9,819,025)	3,198,622	39,280,643
Restatement of Beginning Fund Balance	-0-	-0-	28,809	-0-	28,809	28,809
Fund Balance - Ending	\$ 9,621,381	(\$ 45,098,800)	\$ 54,104,239	(\$ 12,506,243)	\$ 19,147,436	\$ 64,246,236

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

Required Supplementary Information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes budgetary comparison schedules for the General Fund, each major Special Revenue Fund, and the Capital Project Fund with an annual appropriated budget.

Budgetary Accounting and Control

Prior to the beginning of each fiscal year, the City Manager submits a proposed annual budget to the City Council for the general, special revenue, debt service, permanent, enterprise, and internal service funds. The budgets for the enterprise and internal service funds are for internal management purposes. Public hearings are held to obtain citizen's comments on the proposed budget. The budget is legally enacted prior to October 1 of each year by the adoption of a general appropriations ordinance. Expenditures cannot exceed the total appropriations at the fund total level. Changes in the total budget for a fund can only be made by amendments approved by City Council. Management, without City Council approval, can make changes within and between departments in a fund which does not change the total budget for that fund. Budget amounts shown in the budgetary comparison schedules represent the budget as amended.

Project-length financial plans are adopted for expenditure of grants, contributions, and/or long-term debt proceeds in the Community Development and Home Program special revenue funds and the capital projects funds. The Santa Fe Park Trust permanent fund is not budgeted.

The City utilizes encumbrances accounting under which purchase orders, contracts and other commitments for the expenditure funds are recorded in order to reserve a portion of the applicable appropriation. Encumbered appropriations at year-end are lapsed, and encumbrances to be honored are reappropriated in the following budget year.

Budgetary basis for some funds differs from GAAP in several ways. Governmental funds' budgets do not include certain revenue and expenditure accruals and deferrals. Budgets for the proprietary funds are substantially on a governmental funds modified accrual basis, which differs from the accrual basis required by GAAP. A column for adjustments from GAAP basis to the budgetary basis, where applicable, is provided for the budgetary comparisons.

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

Texas Municipal Retirement Fund

Schedule of Changes in Net Pension Liability and Related Ratios

Last Fiscal Year

	2015	2016	2017	*2018
Total pension liability				
Service cost	\$ 4,231,932	\$ 4,877,309	\$ 5,329,787	\$ 5,416,244
Interest	13,765,927	14,190,598	14,439,741	15,033,601
Differences between expected and actual experience	(1,528,383)	253,147	827,202	120,491
Changes of assumptions	-0-	2,707,629	-0-	-0-
Benefit payments, including refunds of member contributions	(10,826,257)	(10,624,607)	(11,486,726)	(12,197,321)
Net change in total pension liability	\$ 5,643,219	\$ 11,404,076	\$ 9,110,004	\$ 8,373,015
Total pension liability - beginning	199,953,259	205,596,478	217,000,554	226,110,558
Total pension liability - ending (a)	<u>\$ 205,596,478</u>	<u>\$ 217,000,554</u>	<u>\$ 226,110,558</u>	<u>\$ 234,483,573</u>
Plan fiduciary net position				
Contributions - employer	\$ 5,576,688	\$ 5,728,465	\$ 5,856,113	\$ 6,159,661
Contributions - member	2,132,065	2,265,505	2,399,261	2,442,228
Net investment income	9,503,498	254,398	11,478,572	24,668,190
Benefit payments, including refunds of member contributions	(10,826,257)	(10,624,607)	(11,486,726)	(12,197,321)
Administrative expense	(99,229)	(154,965)	(129,662)	(127,845)
Other	(8,158)	(7,652)	(6,986)	(6,479)
Net change in plan fiduciary net position	\$ 6,278,607	(\$ 2,538,856)	\$ 8,110,572	\$ 20,933,434
Plan fiduciary net position - beginning	166,140,957	172,419,564	169,880,708	177,991,280
Plan fiduciary net position - ending (b)	<u>\$ 172,419,564</u>	<u>\$ 169,880,708</u>	<u>\$ 177,991,280</u>	<u>\$ 198,924,714</u>
Net pension liability - ending (a) - (b)	<u>\$ 33,176,914</u>	<u>\$ 47,119,846</u>	<u>\$ 48,119,278</u>	<u>\$ 35,558,859</u>
Plan fiduciary net position as a percentage of the total pension liability	83.86%	78.29%	78.72%	84.84%
Covered payroll	\$ 30,458,079	\$ 31,518,849	\$ 34,655,009	\$ 34,745,984
Net pension liability as a percentage of covered payroll	108.93%	149.50%	138.85%	102.34%

Notes to Schedule:

Only the current and prior fiscal years are presented because 10-year data is not yet available.

*The information presented for fiscal year 2018 are based on a measurement date of December 31, 2017.

A change in assumption occurred during fiscal year 2016. This change is a result of a reduction in discount rate from 7.00% to 6.75%.

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

Texas Municipal Retirement Fund Schedule of Employer Contributions	Last Fiscal Year			
	2015	2016	2017	2018
Actuarially determined contribution	\$ 5,688,038	\$ 5,974,012	\$ 6,067,440	\$ 6,215,573
Contributions in relation to the actuarially determined contribution	5,688,038	5,974,012	6,067,440	6,215,573
Contribution deficiency (excess)	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Covered payroll	\$ 31,518,849	\$ 34,655,009	\$ 34,745,984	\$ 35,305,734
Contributions as a percentage of covered payroll	18.05%	17.24%	17.46%	17.60%

Only the current and prior fiscal years are presented because 10-year data is not yet available.

Notes to Schedule:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method
Amortization Method
Remaining Amortization
Period
Contributions

Asset Valuation Method
Inflation
Salary Increases
Investment Rate of Return
Retirement Age

Mortality

Entry Age Normal
Level Percentage of Payroll, Closed
28 years

17.59% for Calender Year 2017
17.61% for Calender Year 2018
10 Year smoothed market; 15% soft corridor
2.50%
3.50% to 10.50% including inflation
6.75%

Experience-based table of rates that are specific to the City's plan of benefits.
Last updated for the 2015 valuation pursuant to an experience study of the period 2010-2014
RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB

Only the current and prior fiscal years are presented because 10-year data is not yet available.

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

San Angelo Firemen's Relief and Retirement Fund
Schedule of Changes in Net Pension Liability and Related Ratios

Last Fiscal Year

	2015	2016	2017	*2018
Total pension liability				
Service cost	\$ 2,438,145	\$ 2,002,372	\$ 2,160,559	\$ 2,347,801
Interest	6,609,094	6,772,296	7,510,752	7,941,043
Changes of benefit terms	-0-	-0-	-0-	473,900
Differences between expected and actual experience	-0-	3,449,753	-0-	(3,909,779)
Changes of assumptions	-0-	2,215,105	-0-	1,137,592
Contributions - buy back	-0-	-0-	-0-	22,656
Benefit payments, including refunds of member contributions	(4,391,400)	(4,695,087)	(6,039,371)	(6,554,930)
Net change in total pension liability	\$ 4,655,839	\$ 9,744,439	\$ 3,631,940	\$ 1,458,283
Total pension liability - beginning	83,416,973	88,072,812	97,817,251	101,449,191
Total pension liability - ending (a)	<u>\$ 88,072,812</u>	<u>\$ 97,817,251</u>	<u>\$ 101,449,191</u>	<u>\$ 102,907,474</u>
Plan fiduciary net position				
Contributions - employer	\$ 2,044,568	\$ 2,086,618	\$ 2,239,456	\$ 2,293,931
Contributions - member	1,432,875	1,462,906	1,590,202	1,755,034
Contributions - buy back	-0-	-0-	-0-	22,656
Net investment income	3,264,867	(1,262,749)	4,199,126	8,954,581
Benefit payments, including refunds of member contributions	(4,391,400)	(4,695,087)	(6,039,371)	(6,554,930)
Administrative expense	(62,491)	(48,866)	(55,543)	(59,338)
Other	-0-	-0-	-0-	-0-
Net change in plan fiduciary net position	\$ 2,288,419	(\$ 2,457,178)	\$ 1,933,870	\$ 6,411,934
Plan fiduciary net position - beginning	58,441,691	60,730,110	58,272,932	60,206,802
Plan fiduciary net position - ending (b)	<u>\$ 60,730,110</u>	<u>\$ 58,272,932</u>	<u>\$ 60,206,802</u>	<u>\$ 66,618,736</u>
Net pension liability - ending (a) - (b)	<u>\$ 27,342,702</u>	<u>\$ 39,544,319</u>	<u>\$ 41,242,389</u>	<u>\$ 36,288,738</u>
Plan fiduciary net position as a percentage of the total pension liability	68.95%	59.57%	59.35%	64.74%
Covered payroll	\$ 10,090,669	\$ 10,246,197	\$ 10,965,035	\$ 10,754,438
Net pension liability as a percentage of covered payroll	270.97%	385.94%	376.13%	337.43%

Notes to Schedule:

Only the current and prior fiscal years are presented because 10-year data is not yet available.

*The information presented for fiscal year 2018 is based on a measurement date of December 31, 2017.

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

**San Angelo Firemen's Relief and Retirement Fund
Schedule of Employer Contributions**

Last Fiscal Year

	2015	2016	2017	2018
Actuarially determined contribution	\$ 2,075,551	\$ 2,219,315	\$ 2,173,090	\$ 2,360,039
Contributions in relation to the actuarially determined contribution	2,075,551	2,219,315	2,173,090	2,360,039
Contribution deficiency (excess)	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Covered payroll	\$ 10,246,197	\$ 10,965,035	\$ 10,754,438	\$ 11,682,741
Contributions as a percentage of covered payroll	20.26%	20.24%	20.21%	20.20%

Only the current and prior fiscal years are presented because 10-year data is not yet available.

Notes to Schedule:

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Open period, level percentage of projected payroll
Amortization Period	98.8 years
Contributions	20.20% -Firefighters hired on or after May 1, 1986 21.65% -Firefighters hired before May 1, 1986
Asset Valuation Method	5 Year smoothed market
Inflation	4.00%
Salary Increases	Graduated scale based on firefighter age
Investment Rate of Return	7.90%
Projected Payroll Growth	3.50%
Mortality	RP2014 Combined Mortality Table with Blue Collar Adjustment with generational projection using Scale MP2015

CITY OF SAN ANGELO, TEXAS

Required Supplementary Information

For the Year Ended September 30, 2018

Other Postemployment Benefit

Schedule of Changes in Total OPEB Liability and Related Ratios

Last Fiscal Year

	*2018
Total OPEB liability	
Service cost	\$ 989,000
Interest	3,817,000
Change in assumptions	(20,271,000)
Benefit payments, including refunds of member contributions	(2,768,000)
Net change in total OPEB liability	(\$ 18,233,000)
Total OPEB liability - beginning	109,460,000
Total OPEB liability - ending	\$ 91,227,000
Covered employee payroll	\$ 47,961,000
Total OPEB liability as a percentage of covered employee payroll	190.21%

Notes to Schedule:

Only the current year is presented because 10-year data is not yet available.

The discount rate used for 2017 and 2018 is 3.50% and 3.83%.

DRAFT

Other Supplementary Information

CITY OF SAN ANGELO, TEXAS

General Fund Descriptions

For the Year Ended September 30, 2018

GENERAL FUND

To account for all financial resources not legally or administratively required to be reported in another fund. It is always a major governmental fund.

Under GASB Statement 54, certain funds no longer meet the definition to be presented as special revenue funds. Those funds became accounts of the general fund for reporting purposes.

The General Fund contains the following subfund accounts:

Texas Sports Complex Subfund – To account for the revenue and expenses associated with the City's sports complex.

Civic Events Subfund – To account for the expenditure of a designated portion of the motel tax and rental and concessions generated by the coliseum and fairgrounds, city auditorium, and convention center.

Street Capital Project Subfund – To account for the purchase of capital equipment for the general fund.

General Capital Project Subfund – To account for large capital projects in the general fund.

Fort Concho Museum Subfund – To account for the operation of old Fort Concho as a museum.

Fairmount Cemetery Subfund – To account for funds received from cemetery lot sales and care and for contributions from a trust.

Payroll Subfund – To process payroll and benefits for the entire City.

CITY OF SAN ANGELO, TEXAS

Combining Balance Sheet - General Fund Accounts

For the Year Ended September 30, 2018

	General	Texas Sports Complex	Civic Events	Equipment Replacement	Street Capital Project	Fort Concho	Fairmount Cemetery	Payroll	Total General Fund
ASSETS									
Cash and Cash Equivalents	\$ 1,925,991	\$ 592,456	\$ 858,598	\$ 1,156,460	\$ 6,131,596	\$ 438,186	\$ 72,268	\$ 762,893	\$ 11,938,448
Investments	11,889,581	-0-	351,579	48,285	7,405,579	96	-0-	-0-	19,695,120
Receivables:									
Accrued Interest	63,270	2,151	-0-	1,508	19,461	1,408	-0-	-0-	87,798
Property Taxes	1,073,604	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1,073,604
Accounts	5,970,945	17,621	-0-	352,766	55,971	9	51,090	188	6,448,590
Less: Allowance for Uncollectibles	(4,847,842)	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(4,847,842)
Due from Other Governments	3,317,510	-0-	-0-	-0-	-0-	-0-	-0-	-0-	3,317,510
Due from Other Funds (Interfund)	7,946,927	-0-	-0-	-0-	-0-	-0-	-0-	-0-	7,946,927
Due from Other Funds	22,204,687	-0-	-0-	-0-	-0-	-0-	-0-	-0-	22,204,687
Inventories	19,915	-0-	-0-	-0-	-0-	17,389	-0-	-0-	37,304
Prepays	13,518	-0-	-0-	-0-	-0-	-0-	-0-	-0-	13,518
Total Assets	\$ 49,578,106	\$ 612,228	\$ 1,210,177	\$ 1,559,019	\$ 13,612,607	\$ 457,088	\$ 123,358	\$ 763,081	\$ 67,915,664
DEFERRED OUTFLOWS OF RESOURCES									
Deferred Charges	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Deferred Outflows of Resources	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
LIABILITIES									
Current Liabilities:									
Accounts Payable	\$ 3,757,089	\$ -0-	\$ 43,655	\$ 88,374	\$ 118,968	\$ 59,709	\$ 57,041	47,689	\$ 4,172,525
Deposits	505,739	-0-	-0-	-0-	-0-	28,996	-0-	-0-	534,735
Due to Other Funds (Interfund)	-0-	-0-	-0-	-0-	7,142,038	-0-	89,497	715,392	7,946,927
Due to Other Governments	74,971	-0-	-0-	-0-	-0-	-0-	-0-	-0-	74,971
Unearned Revenue	-0-	101,250	59,609	-0-	-0-	-0-	-0-	-0-	160,859
Arbitrage Rebates Payable	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Liabilities	\$ 4,337,799	\$ 101,250	\$ 103,264	\$ 88,374	\$ 7,261,006	\$ 88,705	\$ 146,538	\$ 763,081	\$ 12,890,017
DEFERRED INFLOWS OF RESOURCES									
Unavailable Revenue - Property Taxes	\$ 865,437	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 865,437
Deferred Revenues	-0-	-0-	-0-	-0-	55,971	-0-	-0-	-0-	55,971
Total Deferred Inflows of Resources	\$ 865,437	\$ -0-	\$ -0-	\$ -0-	\$ 55,971	\$ -0-	\$ -0-	\$ -0-	\$ 921,408
FUND BALANCES									
Nonspendable	\$ 33,433	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 17,389	\$ -0-	\$ -0-	\$ 50,822
Restricted	1,437,802	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1,437,802
Committed	81,929	20,768	5,104	-0-	-0-	-0-	53,793	-0-	161,594
Unassigned	42,821,706	490,210	1,101,809	1,470,645	6,295,630	350,994	(76,973)	-0-	52,454,021
Total Fund Balances	\$ 44,374,870	\$ 510,978	\$ 1,106,913	\$ 1,470,645	\$ 6,295,630	\$ 368,383	(\$ 23,180)	\$ -0-	\$ 54,104,239

CITY OF SAN ANGELO, TEXAS

Combining Schedule of Revenues, Expenditures, and Changes in Fund Balance - General Fund Accounts

For the Year Ended September 30, 2018

	General	Texas Sports Complex	Civic Events	Equipment Replacement	Street Capital Project	Fort Concho Museum	Fairmount Cemetery	Payroll	Total General Fund
REVENUES									
Taxes:									
Property	\$ 33,787,483	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 33,787,483
Sales	19,812,694	-0-	-0-	-0-	-0-	-0-	-0-	-0-	19,812,694
Franchise	4,586,508	-0-	-0-	-0-	-0-	-0-	-0-	-0-	4,586,508
Mixed Drink	353,657	-0-	-0-	-0-	-0-	-0-	-0-	-0-	353,657
Bingo	36,960	-0-	-0-	-0-	-0-	-0-	-0-	-0-	36,960
Licenses and Permits	804,071	-0-	-0-	-0-	-0-	-0-	-0-	-0-	804,071
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	7,639,966	141,224	532,105	32,596	-0-	625,725	343,625	-0-	9,315,241
Fines and Forfeits	3,043,918	-0-	-0-	-0-	-0-	-0-	-0-	-0-	3,043,918
Investment Income:									
Interest	539,159	10,823	15,462	4,895	49,915	4,959	2,041	-0-	627,254
Change in Fair Value of Investments	(116,151)	-0-	(8,520)	(469)	(37,218)	(1)	-0-	-0-	(162,359)
Miscellaneous:									
Gifts and Contributions	-0-	-0-	-0-	-0-	-0-	8,441	43,435	-0-	51,876
Other Miscellaneous	838,834	147	34,429	155,472	-0-	6,823	325	-0-	1,036,030
Total Revenues	\$ 71,327,099	\$ 152,194	\$ 573,476	\$ 192,494	\$ 12,697	\$ 645,947	\$ 389,426	\$ -0-	\$ 73,293,333
EXPENDITURES									
Current:									
General Government	\$ 9,167,158	\$ -0-	\$ 1,224,669	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 10,391,827
Public Safety	44,892,477	-0-	-0-	-0-	-0-	-0-	-0-	-0-	44,892,477
Public Works and Transportation	10,251,142	-0-	-0-	-0-	49,356	-0-	-0-	-0-	10,300,498
Public Facilities	619,387	-0-	-0-	-0-	-0-	-0-	391,116	-0-	1,010,503
Health and Human Services	1,516,256	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1,516,256
Culture, Parks and Recreation	4,283,059	646,976	-0-	-0-	-0-	969,486	-0-	-0-	5,899,521
Total Current Expenditures	\$ 70,729,479	\$ 646,976	\$ 1,224,669	\$ -0-	\$ 49,356	\$ 969,486	\$ 391,116	\$ -0-	\$ 74,011,082
Capital Outlay	1,434,231	261,964	368,781	1,495,244	535,514	-0-	5,326	-0-	4,101,060
Debt Service:									
Principal	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	163,750	-0-	-0-	-0-	-0-	-0-	-0-	-0-	163,750
Total Expenditures	\$ 72,327,460	\$ 908,940	\$ 1,593,450	\$ 1,495,244	\$ 584,870	\$ 969,486	\$ 396,442	\$ -0-	\$ 78,275,892
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 1,000,361)	(\$ 756,746)	(\$ 1,019,974)	(\$ 1,302,750)	(\$ 572,173)	(\$ 323,539)	(\$ 7,016)	\$ -0-	(\$ 4,982,559)
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ 6,004,349	\$ 50,000	\$ 1,491,006	\$ -0-	\$ -0-	\$ 120,000	\$ -0-	\$ -0-	\$ 7,665,355
Transfer In (Interfund)	99,232	701,728	-0-	2,281,373	3,109,282	356,388	86,734	-0-	6,634,737
Bonds Issued	16,500,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	16,500,000
Premium on Bonds Issued	167,856	-0-	-0-	-0-	-0-	-0-	-0-	-0-	167,856
Sale of Capital Assets	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	(682,600)	-0-	-0-	-0-	(60,829)	-0-	-0-	-0-	(743,429)
Transfer Out (Interfund)	(6,535,505)	-0-	(99,232)	-0-	-0-	-0-	-0-	-0-	(6,634,737)
Total Other Financing Sources (Uses)	\$ 15,553,332	\$ 751,728	\$ 1,391,774	\$ 2,281,373	\$ 3,048,453	\$ 476,388	\$ 86,734	\$ -0-	\$ 23,589,782
Net Change in Fund Balances	\$ 14,552,971	(\$ 5,018)	\$ 371,800	\$ 978,623	\$ 2,476,280	\$ 152,849	\$ 79,718	\$ -0-	\$ 18,607,223
Fund Balances - Beginning	29,821,899	515,996	735,113	472,022	3,819,350	215,534	(111,707)	-0-	35,468,207
Restatement of Beginning Fund Balance	-0-	-0-	-0-	20,000	-0-	-0-	8,809	-0-	28,809
Fund Balances - Ending	\$ 44,374,870	\$ 510,978	\$ 1,106,913	\$ 1,470,645	\$ 6,295,630	\$ 368,383	(\$ 23,180)	\$ -0-	\$ 54,104,239

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - General Fund Accounts

For the Year Ended September 30, 2018

	General			Texas Sports Complex			Civic Events		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES									
Taxes:									
Property	\$ 33,771,546	\$ 33,787,483	\$ 15,937	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Sales	19,217,625	19,812,694	595,069	-0-	-0-	-0-	-0-	-0-	-0-
Franchise	4,633,982	4,586,508	(47,474)	-0-	-0-	-0-	-0-	-0-	-0-
Mixed Drink	375,000	353,657	(21,343)	-0-	-0-	-0-	-0-	-0-	-0-
Bingo	42,526	36,960	(5,566)	-0-	-0-	-0-	-0-	-0-	-0-
Licenses and Permits	859,356	804,071	(55,285)	-0-	-0-	-0-	-0-	-0-	-0-
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	5,477,758	7,639,966	2,162,208	160,700	141,224	(19,476)	521,550	532,105	10,555
Fines and Forfeits	3,197,139	3,043,918	(153,221)	-0-	-0-	-0-	-0-	-0-	-0-
Investment Income:									
Interest	418,466	539,159	120,693	5,009	10,823	5,814	32,228	15,462	(16,766)
Change in Fair Value of Investments	-0-	(116,151)	(116,151)	-0-	-0-	-0-	-0-	(8,520)	(8,520)
Miscellaneous:									
Gifts and Contributions	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Other Miscellaneous	1,137,463	838,834	(298,629)	-0-	147	147	32,400	34,429	2,029
Total Revenues	\$ 69,130,861	\$ 71,327,099	\$ 2,196,238	\$ 165,709	\$ 152,194	(\$ 13,515)	\$ 586,178	\$ 573,476	(\$ 12,702)
EXPENDITURES									
Current:									
General Government	\$ 9,411,240	\$ 9,167,158	\$ 244,082	\$ -0-	\$ -0-	\$ -0-	\$ 1,334,662	\$ 1,224,669	\$ 109,993
Public Safety	42,197,638	44,892,477	(2,694,839)	-0-	-0-	-0-	-0-	-0-	-0-
Public Works and Transportation	12,963,023	10,251,142	2,711,881	-0-	-0-	-0-	2,781	-0-	2,781
Public Facilities	683,303	619,387	63,916	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	1,661,249	1,516,256	144,993	-0-	-0-	-0-	-0-	-0-	-0-
Culture, Parks and Recreation	5,046,833	4,283,059	763,774	937,437	646,976	290,461	-0-	-0-	-0-
Total Current Expenditures	\$ 71,963,286	\$ 70,729,479	\$ 1,233,807	\$ 937,437	\$ 646,976	\$ 290,461	\$ 1,337,443	\$ 1,224,669	\$ 112,774
Capital Outlay	2,882,388	1,434,231	1,448,157	293,521	261,964	31,557	17,021,764	368,781	16,652,983
Debt Service:									
Principal	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	163,750	163,750	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Expenditures	\$ 75,009,424	\$ 72,327,460	\$ 2,681,964	\$ 1,230,958	\$ 908,940	\$ 322,018	\$ 18,359,207	\$ 1,593,450	\$ 16,765,757
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 5,878,563)	(\$ 1,000,361)	(\$ 4,878,202)	(\$ 1,065,249)	(\$ 756,746)	(\$ 308,503)	(\$ 17,773,029)	(\$ 1,019,974)	(\$ 16,753,055)
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ 5,933,803	\$ 6,004,349	(\$ 70,546)	\$ 50,000	\$ 50,000	\$ -0-	\$ 1,185,600	\$ 1,491,006	(\$ 305,406)
Transfer In (Interfund)	-0-	99,232	99,232	701,728	701,728	-0-	-0-	-0-	-0-
Bonds Issued	16,500,000	16,500,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Premium on Bonds Issued	167,856	167,856	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Sale of Capital Assets	2,000	-0-	2,000	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	(925,432)	(682,600)	(242,832)	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out (Interfund)	(3,431,223)	(6,535,505)	3,104,282	-0-	-0-	-0-	(99,232)	(99,232)	-0-
Total Other Financing Sources (Uses)	\$ 18,247,004	\$ 15,553,332	\$ 2,892,136	\$ 751,728	\$ 751,728	\$ -0-	\$ 1,086,368	\$ 1,391,774	(\$ 305,406)
Net Change in Fund Balance	\$ 12,368,441	\$ 14,552,971	\$ 2,184,530	(\$ 313,521)	(\$ 5,018)	\$ 308,503	(\$ 16,686,661)	\$ 371,800	\$ 17,058,461
Fund Balance - Beginning	-0-	29,821,899	29,821,899	-0-	515,996	515,996	-0-	735,113	735,113
Restatement of Beginning Fund Balance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fund Balance - Ending	\$ 12,368,441	\$ 44,374,870	\$ 32,006,429	(\$ 313,521)	\$ 510,978	\$ 824,499	(\$ 16,686,661)	\$ 1,106,913	\$ 17,793,574

(Continued)

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - General Fund Accounts

For the Year Ended September 30, 2018

	Equipment Replacement			Street Capital Project			Fort Concho Museum		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES									
Taxes:									
Property	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Sales	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Franchise	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Mixed Drink	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Bingo	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Licenses and Permits	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	40,000	32,596	(7,404)	-0-	-0-	-0-	629,350	625,725	(3,625)
Fines and Forfeits	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Investment Income:									
Interest	-0-	4,895	4,895	5,705	49,915	44,210	3,867	4,959	1,092
Change in Fair Value of Investments	-0-	(469)	(469)	-0-	(37,218)	(37,218)	-0-	(1)	(1)
Miscellaneous:									
Gifts and Contributions	-0-	-0-	-0-	3,906,685	-0-	(3,906,685)	5,050	8,441	3,391
Other Miscellaneous	55,000	155,472	100,472	-0-	-0-	-0-	13,000	6,823	(6,177)
Total Revenues	\$ 95,000	\$ 192,494	\$ 97,494	\$ 3,912,390	\$ 12,697	(\$ 3,899,693)	\$ 651,267	\$ 645,947	(\$ 5,320)
EXPENDITURES									
Current:									
General Government	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Public Safety	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Public Works and Transportation	-0-	-0-	-0-	49,358	49,356	2	-0-	-0-	-0-
Public Facilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	8,500	-0-	8,500	-0-	-0-	-0-	-0-	-0-	-0-
Culture, Parks and Recreation	-0-	-0-	-0-	-0-	-0-	-0-	1,127,655	969,486	158,169
Total Current Expenditures	\$ 8,500	\$ -0-	\$ 8,500	\$ 49,358	\$ 49,356	\$ 2	\$ 1,127,655	\$ 969,486	\$ 158,169
Capital Outlay	2,678,219	1,495,244	1,182,975	8,000,973	535,514	7,465,459	-0-	-0-	-0-
Debt Service:									
Principal	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Expenditures	\$ 2,686,719	\$ 1,495,244	\$ 1,191,475	\$ 8,050,331	\$ 584,870	\$ 7,465,461	\$ 1,127,655	\$ 969,486	\$ 158,169
Excess (Deficiency) of Revenues									
Over (Under) Expenditures	(\$ 2,591,719)	(\$ 1,302,750)	(\$ 1,288,969)	(\$ 4,137,941)	(\$ 572,173)	(\$ 3,565,768)	(\$ 476,388)	(\$ 323,539)	(\$ 152,849)
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 50,000	\$ 120,000	(\$ 70,000)
Transfer In (Interfund)	2,281,373	2,281,373	-0-	244,295	3,109,282	2,864,987	356,388	356,388	-0-
Bonds Issued	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Premium on Bonds Issued	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Sale of Capital Assets	55,000	-0-	55,000	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	-0-	-0-	-0-	-0-	(60,829)	60,829	-0-	-0-	-0-
Transfers Out (Interfund)	-0-	-0-	-0-	(60,829)	-0-	(60,829)	-0-	-0-	-0-
Total Other Financing Sources (Uses)	\$ 2,336,373	\$ 2,281,373	\$ 55,000	\$ 183,466	\$ 3,048,453	\$ 2,864,987	\$ 406,388	\$ 476,388	(\$ 70,000)
Net Change in Fund Balance	(\$ 255,346)	\$ 978,623	\$ 1,233,969	(\$ 3,954,475)	\$ 2,476,280	\$ 6,430,755	(\$ 70,000)	\$ 152,849	\$ 222,849
Fund Balance - Beginning	-0-	472,022	472,022	-0-	3,819,350	3,819,350	-0-	215,534	215,534
Restatement of Beginning Fund Balance	-0-	20,000	20,000	-0-	-0-	-0-	-0-	-0-	-0-
Fund Balance - Ending	(\$ 255,346)	\$ 1,470,645	\$ 1,725,991	(\$ 3,954,475)	\$ 6,295,630	\$ 10,250,105	(\$ 70,000)	\$ 368,383	\$ 438,383

(Continued)

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - General Fund Accounts

For the Year Ended September 30, 2018

	Fairmount Cemetery			Payroll			Total		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES									
Taxes:									
Property	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 33,771,546	\$ 33,787,483	\$ 15,937
Sales	-0-	-0-	-0-	-0-	-0-	-0-	19,217,625	19,812,694	595,069
Franchise	-0-	-0-	-0-	-0-	-0-	-0-	4,633,982	4,586,508	(47,474)
Mixed Drink	-0-	-0-	-0-	-0-	-0-	-0-	375,000	353,657	(21,343)
Bingo	-0-	-0-	-0-	-0-	-0-	-0-	42,526	36,960	(5,566)
Licenses and Permits	-0-	-0-	-0-	-0-	-0-	-0-	859,356	804,071	(55,285)
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	283,900	343,625	59,725	-0-	-0-	-0-	7,113,258	9,315,241	2,201,983
Fines and Forfeits	-0-	-0-	-0-	-0-	-0-	-0-	3,197,139	3,043,918	(153,221)
Investment Income:									
Interest	2,000	2,041	41	-0-	-0-	-0-	467,275	627,254	159,979
Change in Fair Value of Investments	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(162,359)	(162,359)
Miscellaneous:									
Gifts and Contributions	50,000	43,435	(6,565)	-0-	-0-	-0-	3,961,735	51,876	(3,909,859)
Other Miscellaneous	5,000	325	(4,675)	-0-	-0-	-0-	1,242,863	1,036,030	(206,833)
Total Revenues	\$ 340,900	\$ 389,426	\$ 48,526	\$ -0-	\$ -0-	\$ -0-	\$ 74,882,305	\$ 73,293,333	(\$ 1,588,972)
EXPENDITURES									
Current:									
General Government	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 10,745,902	\$ 10,391,827	\$ 354,075
Public Safety	-0-	-0-	-0-	-0-	-0-	-0-	42,197,638	44,892,477	(2,694,839)
Public Works and Transportation	-0-	-0-	-0-	-0-	-0-	-0-	13,015,162	10,300,498	2,714,664
Public Facilities	448,291	391,116	57,175	-0-	-0-	-0-	1,131,594	1,010,503	121,091
Health and Human Services	-0-	-0-	-0-	-0-	-0-	-0-	1,669,749	1,516,256	153,493
Culture, Parks and Recreation	-0-	-0-	-0-	-0-	-0-	-0-	7,111,925	5,899,521	1,212,404
Total Current Expenditures	\$ 448,291	\$ 391,116	\$ 57,175	\$ -0-	\$ -0-	\$ -0-	\$ 75,871,970	\$ 74,011,082	\$ 1,860,888
Capital Outlay	5,326	5,326	-0-	-0-	-0-	-0-	30,882,191	4,101,060	26,781,131
Debt Service:									
Principal	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-	163,750	163,750	-0-
Total Expenditures	\$ 453,617	\$ 396,442	\$ 57,175	\$ -0-	\$ -0-	\$ -0-	\$ 106,917,911	\$ 78,275,892	\$ 28,642,019
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 112,717)	(\$ 7,016)	(\$ 105,701)	\$ -0-	\$ -0-	\$ -0-	(\$ 32,035,606)	(\$ 4,982,559)	(\$ 27,053,047)
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 7,219,403	\$ 7,665,355	(\$ 445,952)
Transfer In (Interfund)	86,734	86,734	-0-	-0-	-0-	-0-	3,670,518	6,634,737	2,964,219
Bonds Issued	-0-	-0-	-0-	-0-	-0-	-0-	16,500,000	16,500,000	-0-
Premium on Bonds Issued	-0-	-0-	-0-	-0-	-0-	-0-	167,856	167,856	-0-
Sale of Capital Assets	-0-	-0-	-0-	-0-	-0-	-0-	57,000	-0-	57,000
Transfers Out	-0-	-0-	-0-	-0-	-0-	-0-	(925,432)	(743,429)	(182,003)
Transfers Out (Interfund)	-0-	-0-	-0-	-0-	-0-	-0-	(3,591,284)	(6,634,737)	3,043,453
Total Other Financing Sources (Uses)	\$ 86,734	\$ 86,734	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 23,098,061	\$ 23,589,782	\$ 5,436,717
Net Change in Fund Balance	(\$ 25,983)	\$ 79,718	\$ 105,701	\$ -0-	\$ -0-	\$ -0-	(\$ 8,937,545)	\$ 18,607,223	\$ 27,544,768
Fund Balance - Beginning	-0-	(111,707)	(111,707)	-0-	-0-	-0-	-0-	35,468,207	35,468,207
Restatement of Beginning Fund Balance	-0-	8,809	8,809	-0-	-0-	-0-	-0-	28,809	28,809
Fund Balance - Ending	(\$ 25,983)	(\$ 23,180)	\$ 2,803	\$ -0-	\$ -0-	\$ -0-	(\$ 8,937,545)	\$ 54,104,239	\$ 63,041,784

(Continued)

CITY OF SAN ANGELO, TEXAS

Nonmajor Governmental Funds Description

For the Year Ended September 30, 2018

SPECIAL REVENUE FUNDS

To account for the proceeds of specific revenue sources that are normally restricted or committed to expenditures for specified purposes.

Community Development Fund – To account for the expenditure of funds received from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant program.

Intergovernmental Fund – To account for funds received from the various federal and state grants.

HOME Program Fund – To account for funds received from HUD under the housing rehabilitation and assistance program.

Designated Revenue Fund – To account for the expenditure of funds contributed by San Angelo citizens for special purposes.

Tax Increment Reinvestment Zone Fund – To account for expenditure of property taxes on the increments in real property values over the base values established on January 1, 2006, for public improvements in the Zone or payment of debt service on bonds issued for public improvements.

CAPITAL PROJECTS FUND

To account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Sales Tax Project – To account for certificate of obligation proceeds to accomplish projects specified on the ballots in the elections adopting the type B economic development sales tax.

PERMANENT FUNDS

To report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs, that is, for the benefit of the government or its citizenry.

Santa Fe Park Trust Fund – To account for trust principal and related investment income. Net earnings up to 7% can be paid to the City to be used for the upkeep and beautification of the park. Earnings in excess of 7% become part of principal.

Lake Nasworthy Trust Fund – To account for trust principal, consisting of 20% of all lake lot lease income and the proceeds from the sale of lake lots plus 10% of the annual interest income. None of the principal can be expended without the approval of a majority of the voters in an election for such purpose.

CITY OF SAN ANGELO, TEXAS

Combining Balance Sheet - Nonmajor Governmental Funds

As of September 30, 2018

	Special Revenue Funds						Capital Projects Fund	Permanent Funds			Total Nonmajor Governmental Funds
	Community Development	Intergovern- mental	HOME Program	Designated Revenue	Tax Increment Reinv. Zone	Total	Sales Tax Projects	Santa Fe Park Trust	Lake Nasworthy Trust	Total	
ASSETS											
Cash and Cash Equivalents	\$ 113,372	\$ 584,727	\$ 266,711	\$ -0-	\$ -0-	\$ 964,810	\$ 334,104	\$ -0-	\$ -0-	\$ -0-	\$ 1,298,914
Investments	45	221	-0-	-0-	494,062	494,328	741,772	-0-	-0-	-0-	1,236,100
Receivables:											
Accrued Interest	1,377	1,226	-0-	5,240	3,735	11,578	-0-	-0-	63,820	63,820	75,398
Property Taxes	-0-	-0-	-0-	-0-	374,446	374,446	-0-	-0-	-0-	-0-	374,446
Accounts	210,412	-0-	220,684	-0-	-0-	431,096	-0-	-0-	-0-	-0-	431,096
Less: Allowance for Uncollectibles	(11,886)	-0-	-0-	-0-	-0-	(11,886)	-0-	-0-	-0-	-0-	(11,886)
Due from Other Governments	53,390	574,842	20,421	-0-	-0-	648,653	-0-	-0-	-0-	-0-	648,653
Prepaid Expense	-0-	1,050	-0-	-0-	-0-	1,050	-0-	-0-	-0-	-0-	1,050
Restricted Assets:											
Cash and Cash Equivalents	-0-	-0-	-0-	493,123	1,206,871	1,699,994	-0-	13,925	1,137,263	1,151,188	2,851,182
Investments	-0-	-0-	-0-	1,072,243	-0-	1,072,243	-0-	-0-	13,318,912	13,318,912	14,391,155
Total Assets	\$ 366,710	\$ 1,162,066	\$ 507,816	\$ 1,570,606	\$ 2,079,114	\$ 5,686,312	\$ 1,075,876	\$ 13,925	\$ 14,519,995	\$ 14,533,920	\$ 21,296,108
DEFERRED OUTFLOWS OF RESOURCES											
Deferred Charges on Refunding	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Deferred Outflows of Resources	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
LIABILITIES											
Accounts Payable	\$ 9,126	\$ 32,692	\$ 16,797	\$ 54,942	\$ 149	\$ 113,706	\$ 118,527	\$ -0-	\$ 2,750	\$ 2,750	\$ 234,983
Due to Other Funds	-0-	-0-	-0-	-0-	-0-	-0-	413,948	-0-	-0-	-0-	413,948
Deposits	-0-	-0-	1,700	-0-	-0-	1,700	-0-	-0-	-0-	-0-	1,700
Total Liabilities	\$ 9,126	\$ 32,692	\$ 18,497	\$ 54,942	\$ 149	\$ 115,406	\$ 532,475	\$ -0-	\$ 2,750	\$ 2,750	\$ 650,631
DEFERRED INFLOWS OF RESOURCES											
Unavailable Revenue - Property Taxes	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Deferred Outflows of Resources	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
FUND BALANCES											
Nonspendable	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 10,000	\$ 14,729,825	\$ 14,739,825	\$ 14,739,825
Restricted	357,584	1,129,374	489,319	126,905	2,078,965	4,182,147	-0-	3,925	-0-	3,925	4,186,072
Committed	-0-	-0-	-0-	1,388,759	-0-	1,388,759	543,401	-0-	-0-	-0-	1,932,160
Assigned	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Unassigned	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(212,580)	(212,580)	(212,580)
Total Fund Balances	\$ 357,584	\$ 1,129,374	\$ 489,319	\$ 1,515,664	\$ 2,078,965	\$ 5,570,906	\$ 543,401	\$ 13,925	\$ 14,517,245	\$ 14,531,170	\$ 20,645,477

CITY OF SAN ANGELO, TEXAS

Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds

For the Year Ended September 30, 2018

	Special Revenue Funds						Capital Projects Fund	Permanent Funds			Total Nonmajor Governmental Funds
	Community Development	Intergovernmental	HOME Program	Designated Revenue	Tax Incremental Reinv. Zone	Total	Sales Tax Projects	Santa Fe Park Trust	Lake Nasworthy Trust	Total	
REVENUES											
Taxes:											
Property	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 910,758	\$ 910,758	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 910,758
Motel	-0-	-0-	-0-	2,493,761	-0-	2,493,761	-0-	-0-	-0-	-0-	2,493,761
Licenses and Permits	-0-	90,985	-0-	-0-	-0-	90,985	-0-	-0-	-0-	-0-	90,985
Intergovernmental	637,145	2,220,685	258,363	-0-	-0-	3,116,193	-0-	-0-	-0-	-0-	3,116,193
Charges for Services	-0-	167,931	-0-	-0-	-0-	167,931	-0-	-0-	36,706	36,706	204,637
Investment Income:											
Interest	-0-	5,839	-0-	33,143	19,092	58,074	21,650	-0-	213,746	213,746	293,470
Change in Fair Value of Investments	-0-	-0-	-0-	(5,314)	(4,800)	(10,114)	(16,347)	-0-	(216,888)	(216,888)	(243,349)
Miscellaneous:											
Gifts and Contributions	-0-	227,193	-0-	121,947	-0-	349,140	-0-	-0-	-0-	-0-	349,140
Program Income	-0-	-0-	2,864	-0-	-0-	2,864	-0-	-0-	-0-	-0-	2,864
Other Miscellaneous	-0-	120,466	109,680	-0-	-0-	230,146	-0-	-0-	650	650	230,796
Total Revenues	\$ 637,145	\$ 2,833,099	\$ 370,907	\$ 2,643,537	\$ 925,050	\$ 7,409,738	\$ 5,303	\$ -0-	\$ 34,214	\$ 34,214	\$ 7,449,255
EXPENDITURES											
Current:											
Public Safety	\$ -0-	\$ 303,625	\$ -0-	\$ 42,041	\$ -0-	\$ 345,666	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 345,666
Public Works and Transportation	-0-	255,757	-0-	-0-	-0-	255,757	-0-	-0-	-0-	-0-	255,757
Public Facilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	38,000	1,610,789	-0-	11,363	-0-	1,660,152	-0-	-0-	-0-	-0-	1,660,152
Culture, Parks and Recreation	-0-	-0-	-0-	1,112,034	-0-	1,112,034	61,892	-0-	-0-	-0-	1,173,926
Economic Development	10,514	-0-	-0-	-0-	521,041	531,555	-0-	-0-	-0-	-0-	531,555
Urban Redevelopment and Housing	511,144	-0-	346,306	-0-	-0-	857,450	-0-	-0-	-0-	-0-	857,450
Total Current Expenditures	\$ 559,658	\$ 2,170,171	\$ 346,306	\$ 1,165,438	\$ 521,041	\$ 4,762,614	\$ 61,892	\$ -0-	\$ -0-	\$ -0-	\$ 4,824,506
Capital Outlay	-0-	755,073	-0-	-0-	-0-	755,073	233,602	-0-	-0-	-0-	988,675
Debt Service:											
Principal	146,047	-0-	-0-	-0-	-0-	146,047	-0-	-0-	-0-	-0-	146,047
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Expenditures	\$ 705,705	\$ 2,925,244	\$ 346,306	\$ 1,165,438	\$ 521,041	\$ 5,663,734	\$ 295,494	\$ -0-	\$ -0-	\$ -0-	\$ 5,959,228
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 68,560)	(\$ 92,145)	\$ 24,601	\$ 1,478,099	\$ 404,009	\$ 1,746,004	(\$ 290,191)	\$ -0-	\$ 34,214	\$ 34,214	\$ 1,490,027
OTHER FINANCING SOURCES (USES)											
Transfers In	\$ -0-	\$ 387,600	\$ -0-	\$ -0-	\$ -0-	\$ 387,600	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 387,600
Sale of Capital Assets	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	480,484	480,484	480,484
Proceeds from Long-Term Debt	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	-0-	(71,550)	-0-	(1,591,006)	-0-	(1,662,556)	-0-	-0-	(192,371)	(192,371)	(1,854,927)
Total Other Financing Sources (Uses)	\$ -0-	\$ 316,050	\$ -0-	(\$ 1,591,006)	\$ -0-	(\$ 1,274,956)	\$ -0-	\$ -0-	\$ 288,113	\$ 288,113	(\$ 986,843)
Net Change in Fund Balances	(\$ 68,560)	\$ 223,905	\$ 24,601	(\$ 112,907)	\$ 404,009	\$ 471,048	(\$ 290,191)	\$ -0-	\$ 322,327	\$ 322,327	\$ 503,184
Fund Balances - Beginning	426,144	896,915	464,718	1,628,571	1,674,956	5,091,304	833,592	13,925	14,194,918	14,208,843	20,133,739
Restatement of Beginning Fund Balance	-0-	8,554	-0-	-0-	-0-	8,554	-0-	-0-	-0-	-0-	8,554
Fund Balances - Ending	\$ 357,584	\$ 1,129,374	\$ 489,319	\$ 1,515,664	\$ 2,078,965	\$ 5,570,906	\$ 543,401	\$ 13,925	\$ 14,517,245	\$ 14,531,170	\$ 20,645,477

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - (Non-GAAP Budgetary Basis) - Nonmajor Governmental Funds

For the Year Ended September 30, 2018

	Community Development			Intergovernmental Special Revenue Fund			HOME Program		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES									
Taxes:									
Property	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Motel	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Licenses and Permits	-0-	-0-	-0-	80,000	90,985	10,985	-0-	-0-	-0-
Intergovernmental	814,889	637,145	(177,744)	3,365,714	2,220,685	(1,145,029)	395,545	258,363	(137,182)
Charges for Services	-0-	-0-	-0-	177,423	167,931	(9,492)	-0-	-0-	-0-
Fines and Forfeits	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Investment Income:									
Interest	-0-	-0-	-0-	-0-	5,839	5,839	-0-	-0-	-0-
Change in Fair Value of Investments	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Miscellaneous:									
Gifts and Contributions	-0-	-0-	-0-	206,722	227,193	20,471	-0-	-0-	-0-
Program Income	-0-	-0-	-0-	-0-	-0-	-0-	133,937	2,864	(131,073)
Other Miscellaneous	-0-	-0-	-0-	90,300	120,466	30,166	79,549	109,680	30,131
Total Revenues	\$ 814,889	\$ 637,145	(\$ 177,744)	\$ 3,920,159	\$ 2,833,099	(\$ 1,087,060)	\$ 609,031	\$ 370,907	(\$ 238,124)
EXPENDITURES									
Current:									
Public Safety	\$ -0-	\$ -0-	\$ -0-	\$ 375,730	\$ 303,625	\$ 72,105	\$ -0-	\$ -0-	\$ -0-
Public Works and Transportation	-0-	-0-	-0-	566,310	255,757	310,553	-0-	-0-	-0-
Public Facilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	38,700	38,000	700	2,277,423	1,610,789	666,634	-0-	-0-	-0-
Culture, Parks and Recreation	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Economic Development	26,400	10,514	15,886	-0-	-0-	-0-	-0-	-0-	-0-
Urban Redevelopment and Housing	457,223	511,144	(53,921)	-0-	-0-	-0-	566,142	346,306	219,836
Total Current Expenditures	\$ 522,323	\$ 559,658	(\$ 37,335)	\$ 3,219,463	\$ 2,170,171	\$ 1,049,292	\$ 566,142	\$ 346,306	\$ 219,836
Capital Outlay	-0-	-0-	-0-	1,432,650	755,073	677,577	-0-	-0-	-0-
Debt Service:									
Principal	146,048	146,047	1	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Debt Service	\$ 146,048	\$ 146,047	\$ 1	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Expenditures	\$ 668,371	\$ 705,705	(\$ 37,334)	\$ 4,652,113	\$ 2,925,244	\$ 1,726,869	\$ 566,142	\$ 346,306	\$ 219,836
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ 146,518	(\$ 68,560)	\$ 215,078	(\$ 731,954)	(\$ 92,145)	(\$ 639,809)	\$ 42,889	\$ 24,601	\$ 18,288
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ 387,600	\$ 387,600	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Sale of Capital Assets	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	-0-	-0-	-0-	(72,750)	(71,550)	(1,200)	-0-	-0-	-0-
Total Other Financing Sources (Uses)	\$ -0-	\$ -0-	\$ -0-	\$ 314,850	\$ 316,050	(\$ 1,200)	\$ -0-	\$ -0-	\$ -0-
Net Change in Fund Balance	\$ 146,518	(\$ 68,560)	\$ 215,078	(\$ 417,104)	\$ 223,905	(\$ 641,009)	\$ 42,889	\$ 24,601	\$ 18,288
Fund Balance - Beginning	-0-	426,144	(426,144)	-0-	896,915	(896,915)	-0-	464,718	(464,718)
Restatement of Beginning Fund Balance	-0-	-0-	-0-	-0-	8,554	(8,554)	-0-	-0-	-0-
Fund Balance - Ending	\$ 146,518	\$ 357,584	(\$ 211,066)	(\$ 417,104)	\$ 1,129,374	(\$ 1,546,478)	\$ 42,889	\$ 489,319	(\$ 446,430)

(Continued)

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - (Non-GAAP Budgetary Basis) - Nonmajor Governmental Funds

For the Year Ended September 30, 2018

	Designated Revenue Special Revenue Fund			Tax Increment Reinvestment Zone Special Revenue Fund (TIRZ)			Sales Tax Projects		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES									
Taxes:									
Property	\$ -0-	\$ -0-	\$ -0-	\$ 871,259	\$ 910,758	\$ 39,499	\$ -0-	\$ -0-	\$ -0-
Motel	-0-	2,493,761	2,493,761	-0-	-0-	-0-	-0-	-0-	-0-
Licenses and Permits	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fines and Forfeits	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Investment Income:									
Interest	30,084	33,143	3,059	15,567	19,092	3,525	-0-	21,650	21,650
Change in Fair Value of Investments	-0-	(5,314)	(5,314)	-0-	(4,800)	(4,800)	-0-	(16,347)	(16,347)
Miscellaneous:									
Gifts and Contributions	99,966	121,947	21,981	-0-	-0-	-0-	-0-	-0-	-0-
Program Income	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Other Miscellaneous	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Revenues	\$ 130,050	\$ 2,643,537	\$ 2,513,487	\$ 886,826	\$ 925,050	\$ 38,224	\$ -0-	\$ 5,303	\$ 5,303
EXPENDITURES									
Current:									
Public Safety	\$ 83,483	\$ 42,041	\$ 41,442	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Public Works and Transportation	1,211	-0-	1,211	-0-	-0-	-0-	-0-	-0-	-0-
Public Facilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	30,108	11,363	18,745	-0-	-0-	-0-	-0-	-0-	-0-
Culture, Parks and Recreation	1,169,831	1,112,034	57,797	-0-	-0-	-0-	-0-	61,892	(61,892)
Economic Development	-0-	-0-	-0-	2,159,619	521,041	1,638,578	-0-	-0-	-0-
Urban Redevelopment and Housing	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Current Expenditures	\$ 1,284,633	\$ 1,165,438	\$ 119,195	\$ 2,159,619	\$ 521,041	\$ 1,638,578	\$ -0-	\$ 61,892	(\$ 61,892)
Capital Outlay	27,453	-0-	27,453	-0-	-0-	-0-	-0-	233,602	(233,602)
Debt Service:									
Principal	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Expenditures	\$ 1,312,086	\$ 1,165,438	\$ 146,648	\$ 2,159,619	\$ 521,041	\$ 1,638,578	\$ -0-	\$ 295,494	(\$ 295,494)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(\$ 1,182,036)	\$ 1,478,099	(\$ 2,660,135)	(\$ 1,272,793)	\$ 404,009	(\$ 1,676,802)	\$ -0-	(\$ 290,191)	\$ 290,191
OTHER FINANCING SOURCES (USES)									
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Sale of Capital Assets	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Transfers Out	(1,603,441)	(1,591,006)	(12,435)	-0-	-0-	-0-	-0-	-0-	-0-
Total Other Financing Sources (Uses)	(\$ 1,603,441)	(\$ 1,591,006)	(\$ 12,435)	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Net Change in Fund Balance	(\$ 2,785,477)	(\$ 112,907)	(\$ 2,672,570)	(\$ 1,272,793)	\$ 404,009	(\$ 1,676,802)	\$ -0-	(\$ 290,191)	\$ 290,191
Fund Balance - Beginning	-0-	1,628,571	(1,628,571)	-0-	1,674,956	(1,674,956)	-0-	833,592	(833,592)
Restatement of Beginning Fund Balance	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Fund Balance - Ending	(\$ 2,785,477)	\$ 1,515,664	(\$ 4,301,141)	(\$ 1,272,793)	\$ 2,078,965	(\$ 3,351,758)	\$ -0-	\$ 543,401	(\$ 543,401)

(Continued)

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - (Non-GAAP Budgetary Basis) - Nonmajor Governmental Funds

For the Year Ended September 30, 2018

	Sante Fe Park Trust			Lake Nasworthy Trust Permanent Fund		
	Budget	Actual	Variance Positive (Negative)	Budget	Actual	Variance Positive (Negative)
REVENUES						
Taxes:						
Property	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Motel	-0-	-0-	-0-	-0-	-0-	-0-
Licenses and Permits	-0-	-0-	-0-	-0-	-0-	-0-
Intergovernmental	-0-	-0-	-0-	-0-	-0-	-0-
Charges for Services	-0-	-0-	-0-	32,882	36,706	3,824
Fines and Forfeits	-0-	-0-	-0-	-0-	-0-	-0-
Investment Income:						
Interest	-0-	-0-	-0-	206,138	213,746	7,608
Change in Fair Value of Investments	-0-	-0-	-0-	-0-	(216,888)	(216,888)
Miscellaneous:						
Gifts and Contributions	-0-	-0-	-0-	-0-	-0-	-0-
Program Income	-0-	-0-	-0-	-0-	-0-	-0-
Other Miscellaneous	-0-	-0-	-0-	-0-	650	650
Total Revenues	\$ -0-	\$ -0-	\$ -0-	\$ 239,020	\$ 34,214	(\$ 204,806)
EXPENDITURES						
Current:						
Public Safety	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Public Works and Transportation	-0-	-0-	-0-	-0-	-0-	-0-
Public Facilities	-0-	-0-	-0-	-0-	-0-	-0-
Health and Human Services	-0-	-0-	-0-	-0-	-0-	-0-
Culture, Parks and Recreation	-0-	-0-	-0-	-0-	-0-	-0-
Economic Development	-0-	-0-	-0-	-0-	-0-	-0-
Urban Redevelopment and Housing	-0-	-0-	-0-	-0-	-0-	-0-
Total Current Expenditures	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Outlay	-0-	-0-	-0-	-0-	-0-	-0-
Debt Service:						
Principal	-0-	-0-	-0-	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-	-0-	-0-	-0-
Total Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Expenditures	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Excess (Deficiency) of Revenues Over (Under) Expenditures	\$ -0-	\$ -0-	\$ -0-	\$ 239,020	\$ 34,214	\$ 204,806
OTHER FINANCING SOURCES (USES)						
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Sale of Capital Assets	-0-	-0-	-0-	650,000	480,484	169,516
Transfers Out	-0-	-0-	-0-	(185,524)	(192,371)	6,847
Total Other Financing Sources (Uses)	\$ -0-	\$ -0-	\$ -0-	\$ 464,476	\$ 288,113	\$ 176,363
Net Change in Fund Balance	\$ -0-	\$ -0-	\$ -0-	\$ 703,496	\$ 322,327	\$ 381,169
Fund Balance - Beginning	-0-	13,925	(13,925)	-0-	14,194,918	(14,194,918)
Restatement of Beginning Fund Balance	-0-	-0-	-0-	-0-	-0-	-0-
Fund Balance - Ending	\$ -0-	\$ 13,925	(\$ 13,925)	\$ 703,496	\$ 14,517,245	(\$ 13,813,749)

CITY OF SAN ANGELO, TEXAS

Major Governmental Capital Projects Fund Description

For the Year Ended September 30, 2018

CAPITAL PROJECTS FUND

To account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Capital Improvement Fund – To account for the authorized expenditure of the proceeds of certificates of obligation.

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - Major Governmental Capital Projects Fund

For the Year Ended September 30, 2018

	Capital Improvement Fund		
	Budget	Actual	Variance Positive (Negative)
REVENUES			
Investment Income:			
Interest	\$ -0-	\$ 330,899	\$ 330,899
Change in Fair Value of Investments	-0-	(85,353)	(85,353)
Taxes:			
Property	-0-	-0-	-0-
Other Miscellaneous	-0-	-0-	-0-
Total Revenues	<u>\$ -0-</u>	<u>\$ 245,546</u>	<u>\$ 245,546</u>
EXPENDITURES			
Current:			
Public Safety	\$ -0-	\$ 70,000	(\$ 70,000)
Total Current Expenditures	<u>\$ -0-</u>	<u>\$ 70,000</u>	<u>(\$ 70,000)</u>
Capital Outlay	17,483,023	5,670,031	11,812,992
Debt Service:			
Principal	-0-	-0-	-0-
Interest and Fiscal Charges	-0-	-0-	-0-
Total Expenditures	<u>\$ 17,483,023</u>	<u>\$ 5,740,031</u>	<u>\$ 11,742,992</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(\$ 17,483,023)</u>	<u>(\$ 5,494,485)</u>	<u>\$ 11,988,538</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Long-Term Debt	\$ -0-	\$ -0-	\$ -0-
Issuance of Debt Premium	-0-	-0-	-0-
Settlement Proceeds	-0-	-0-	-0-
Transfer Out	-0-	-0-	-0-
Total Other Financing Sources (Uses)	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Net Change in Fund Balance	<u>(\$ 17,483,023)</u>	<u>(\$ 5,494,485)</u>	<u>\$ 11,988,538</u>
Fund Balance - Beginning	-0-	19,672,377	19,672,377
Fund Balance - Ending	<u>(\$ 17,483,023)</u>	<u>\$ 14,177,892</u>	<u>\$ 31,660,915</u>

CITY OF SAN ANGELO, TEXAS

Major Governmental Debt Service Fund Description

For the Year Ended September 30, 2018

DEBT SERVICE FUND

To record the accumulation of resources for, and the payment of, long-term debt principal and interest not serviced by the proprietary funds.

Debt Service Fund – To account for the accumulation of resources and payment of principal and interest on general obligation bonds and certificates of obligation and sales tax supported certificates of obligations. Resources are provided by an ad valorem tax levy and transfer of type B sales tax proceeds from the Development Corporation.

CITY OF SAN ANGELO, TEXAS

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (Non-GAAP Budgetary Basis) - Major Governmental Debt Service Fund

For the Year Ended September 30, 2018

	Debt Service Fund		
	Budget	Actual	Variance Positive (Negative)
REVENUES			
Investment Income:			
Interest	\$ 4,500	\$ 32,539	\$ 28,039
Change in Fair Value of Investments	-0-	(9,902)	(9,902)
Taxes:			
Property	4,566,476	4,581,711	15,235
Other Miscellaneous	-0-	2,706,018	2,706,018
Total Revenues	<u>\$ 4,570,976</u>	<u>\$ 7,310,366</u>	<u>\$ 2,739,390</u>
EXPENDITURES			
Current:			
General Government	\$ -0-	\$ -0-	\$ -0-
Total Current Expenditures	<u>\$ -0-</u>	<u>\$ -0-</u>	<u>\$ -0-</u>
Capital Outlay	-0-	-0-	-0-
Debt Service:			
Principal	5,575,000	5,575,000	-0-
Interest and Fiscal Charges	2,197,883	2,435,636	(237,753)
Total Expenditures	<u>\$ 7,772,883</u>	<u>\$ 8,010,636</u>	<u>(\$ 237,753)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(\$ 3,201,907)</u>	<u>(\$ 700,270)</u>	<u>\$ 2,501,637</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from Long-Term Debt	\$ -0-	\$ -0-	\$ -0-
Issuance of Debt	-0-	11,320,000	(11,320,000)
Issuance of Debt Premium	-0-	1,315,578	(1,315,578)
Payment to Advance Refunding Escrow Agent	-0-	(12,382,674)	12,382,674
Transfer In (Out)	200,000	200,000	-0-
Total Other Financing Sources (Uses)	<u>\$ 200,000</u>	<u>\$ 452,904</u>	<u>(\$ 252,904)</u>
Net Change in Fund Balance	<u>(\$ 3,001,907)</u>	<u>(\$ 247,366)</u>	<u>\$ 2,754,541</u>
Fund Balance - Beginning	-0-	875,089	875,089
Fund Balance - Ending	<u>(\$ 3,001,907)</u>	<u>\$ 627,723</u>	<u>\$ 3,629,630</u>

CITY OF SAN ANGELO, TEXAS

Nonmajor Enterprise Funds Description

For the Year Ended September 30, 2018

ENTERPRISE FUNDS

To account for any activity for which a fee is charged to external users for goods or services.

The City operates six enterprise funds. The Water and Sewer enterprise funds are reported as major funds. The remaining enterprise funds are reported as nonmajor and include the following:

Airport Fund – To account for the operation of the airport.

State Office Building Fund – To account for the operation of a building, acquired and renovated, primarily to provide a facility for lease to the State of Texas in order for all state offices to be in one location.

Solid Waste Fund – To account for the City's portion of operating the landfill.

Stormwater Fund – To account for the operation of stormwater treatment and management.

CITY OF SAN ANGELO, TEXAS

Combining Statement of Net Position - Nonmajor Enterprise Funds

As of September 30, 2018

	Airport	State Office Building	Solid Waste	Stormwater	Total
ASSETS					
Current Assets:					
Cash and Cash Equivalents	\$ 67,925	\$ 295,401	\$ 2,903,501	\$ 1,510,047	\$ 4,776,874
Investments	143,253	35,340	3,786,157	2,514,580	6,479,330
Receivables:					
Accrued Interest	5,075	819	25,552	15,461	46,907
Accounts	119,739	29,819	1,082,501	483,757	1,715,816
Less: Allowance for Uncollectibles	-0-	-0-	-0-	(80,064)	(80,064)
Due From Other Governments	213,756	-0-	-0-	-0-	213,756
Restricted Assets:					
Cash and Cash Equivalents	4,787,192	-0-	-0-	-0-	4,787,192
Investments	640,216	-0-	-0-	-0-	640,216
Closure and Post-Closure Trust Fund	-0-	-0-	5,615,462	-0-	5,615,462
Total Current Assets	\$ 5,977,156	\$ 361,379	\$ 13,413,173	\$ 4,443,781	\$ 24,195,489
Noncurrent Assets:					
Capital Assets:					
Land	\$ 1,568,591	\$ 275,412	\$ 480,310	\$ 760,314	\$ 3,084,627
Buildings	15,692,780	6,051,542	-0-	145,607	21,889,929
Improvements Other Than Buildings	17,307,536	467,576	-0-	431,089	18,206,201
Infrastructure	19,207,178	-0-	-0-	-0-	19,207,178
Machinery and Equipment	1,856,252	17,039	1,225,615	2,767,979	5,866,885
Construction in Progress	12,339,470	-0-	-0-	104,800	12,444,270
Less: Accumulated Depreciation	(42,431,993)	(4,066,380)	(1,208,791)	(1,533,258)	(49,240,422)
Net Capital Assets	\$ 25,539,814	\$ 2,745,189	\$ 497,134	\$ 2,676,531	\$ 31,458,668
Total Noncurrent Assets	\$ 25,539,814	\$ 2,745,189	\$ 497,134	\$ 2,676,531	\$ 31,458,668
Total Assets	\$ 31,516,970	\$ 3,106,568	\$ 13,910,307	\$ 7,120,312	\$ 55,654,157
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Amounts Related to Pensions	\$ 103,743	\$ 26,860	\$ 46,005	\$ 129,209	\$ 305,817
Total Deferred Outflows of Resources	\$ 103,743	\$ 26,860	\$ 46,005	\$ 129,209	\$ 305,817
LIABILITIES					
Current Liabilities:					
Accounts Payable	\$ 517,975	\$ 12,029	\$ 925,338	\$ 150,648	\$ 1,605,990
Accrued Interest Payable	-0-	4,586	1,031	-0-	5,617
Due to Other Funds	4,937,814	627,668	-0-	-0-	5,565,482
Non Current Liabilities Due Within One Year	96,285	132,305	12,472	12,963	254,025
Total Current Liabilities	\$ 5,552,074	\$ 776,588	\$ 938,841	\$ 163,611	\$ 7,431,114
Noncurrent Liabilities:					
Net Pension Liability	\$ 509,969	\$ 101,506	\$ 155,935	\$ 760,513	\$ 1,527,923
Total OPEB Liability	823,836	-0-	-0-	1,263,902	2,087,738
Non Current Liabilities Due After One Year	224,230	455,736	4,375,170	144,295	5,199,431
Total Noncurrent Liabilities	\$ 1,558,035	\$ 557,242	\$ 4,531,105	\$ 2,168,710	\$ 8,815,092
Total Liabilities	\$ 7,110,109	\$ 1,333,830	\$ 5,469,946	\$ 2,332,321	\$ 16,246,206
DEFERRED INFLOWS OF RESOURCES					
Deferred Amounts Related to Pensions	\$ 77,001	\$ 16,460	\$ 30,346	\$ 159,051	\$ 282,858
Deferred Amounts Related to OPEB	41,153	-0-	-0-	63,135	104,288
Total Deferred Inflows of Resources	\$ 118,154	\$ 16,460	\$ 30,346	\$ 222,186	\$ 387,146
NET POSITION					
Net Investment in Capital Assets	\$ 25,539,814	\$ 2,182,831	\$ 496,103	\$ 2,676,531	\$ 30,895,279
Unrestricted	(1,147,364)	(399,693)	7,959,917	2,018,483	8,431,343
Total Net Position	\$ 24,392,450	\$ 1,783,138	\$ 8,456,020	\$ 4,695,014	\$ 39,326,622

CITY OF SAN ANGELO, TEXAS

Combining Statement of Revenues, Expenses, and Changes in Fund Net Position - Nonmajor Enterprise Funds

For the Year Ended September 30, 2018

	Airport	State Office Building	Solid Waste	Stormwater	Total
OPERATING REVENUES					
Charges for Sales and Services:					
Pledged for Payment of Revenue Bonds:					
Stormwater Fee	\$ -0-	\$ -0-	\$ -0-	\$ 2,751,745	\$ 2,751,745
Solid Waste Service	-0-	-0-	824,210	-0-	824,210
Rents, Leases and Fees	-0-	1,240,276	-0-	-0-	1,240,276
Other	17,191	5	-0-	-0-	17,196
Unpledged:					
Rents, Leases, and Fees	1,491,895	-0-	-0-	-0-	1,491,895
Other	19,389	-0-	214,939	387	234,715
Total Operating Revenues	\$ 1,528,475	\$ 1,240,281	\$ 1,039,149	\$ 2,752,132	\$ 6,560,037
OPERATING EXPENSES					
Cost of Sales and Services	\$ 1,339,954	\$ 735,849	\$ 672,459	\$ 1,558,153	\$ 4,306,415
Administrative	-0-	-0-	13,107	-0-	13,107
Depreciation	2,139,586	235,702	7,704	296,135	2,679,127
Total Operating Expenses	\$ 3,479,540	\$ 971,551	\$ 693,270	\$ 1,854,288	\$ 6,998,649
Operating Income (Loss)	(\$ 1,951,065)	\$ 268,730	\$ 345,879	\$ 897,844	(\$ 438,612)
NON-OPERATING REVENUES (EXPENSES)					
Investment Income:					
Interest	\$ 27,071	\$ 4,436	\$ 118,624	\$ 64,143	\$ 214,274
Gain (Loss) on Sale of Capital Assets	-0-	-0-	-0-	113,364	113,364
Change in Fair Value of Investments	(5,784)	(343)	(18,505)	(15,291)	(39,923)
Interest Expense and Fiscal Agent Fees	-0-	(14,645)	-0-	-0-	(14,645)
Total Non-Operating Revenues (Expenses)	\$ 21,287	(\$ 10,552)	\$ 100,119	\$ 162,216	\$ 273,070
Income (Loss) Before Contributions and Transfers	(\$ 1,929,778)	\$ 258,178	\$ 445,998	\$ 1,060,060	(\$ 165,542)
Contributions:					
Federal Grants	\$ 3,760,686	\$ -0-	\$ -0-	\$ -0-	\$ 3,760,686
Total Contributions	\$ 3,760,686	\$ -0-	\$ -0-	\$ -0-	\$ 3,760,686
Transfers In (Out)	(23,371)	(92,941)	(255,000)	(277,799)	(649,111)
Total Contributions and Transfers	\$ 3,737,315	(\$ 92,941)	(\$ 255,000)	(\$ 277,799)	\$ 3,111,575
Change in Net Position	\$ 1,807,537	\$ 165,237	\$ 190,998	\$ 782,261	\$ 2,946,033
Net Position - Beginning	23,368,838	1,617,901	8,265,022	5,301,002	38,552,763
Restatement of Beginning Fund Balance	(783,925)	-0-	-0-	(1,388,249)	(2,172,174)
Net Position - Ending	\$ 24,392,450	\$ 1,783,138	\$ 8,456,020	\$ 4,695,014	\$ 39,326,622

CITY OF SAN ANGELO, TEXAS

Combining Statement of Cash Flows - Nonmajor Enterprise Funds

For the Year Ended September 30, 2018

	Airport	State Office Building	Solid Waste	Stormwater	Total
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received from Customers	\$ 1,554,097	\$ 1,292,346	\$ 1,519,852	\$ 2,738,404	\$ 7,104,699
Cash Received from Other Governments	(\$ 203,406)	\$ -0-	\$ -0-	\$ -0-	(\$ 203,406)
Cash Paid to Suppliers for Goods and Services	(94,931)	(610,609)	(224,367)	(480,453)	(\$ 1,410,360)
Cash Paid for Employee Services and Benefits	(874,678)	(142,279)	(215,434)	(1,149,115)	(2,381,506)
Interfund Receipts/Payments	3,570,093	-0-	-0-	-0-	3,570,093
Net Cash Provided (Used) by Operating Activities	\$ 3,951,175	\$ 539,458	\$ 1,080,051	\$ 1,108,836	\$ 6,679,520
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Transfers Out	(23,371)	(92,941)	(255,000)	(277,799)	(649,111)
Net Cash Provided (Used) by Noncapital Financing Activities	(\$ 23,371)	(\$ 92,941)	(\$ 255,000)	(\$ 277,799)	(\$ 649,111)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition of Capital Assets	(\$ 3,801,351)	\$ -0-	(\$ 10,734)	(\$ 759,547)	(\$ 4,571,632)
Capital Contributions Received	3,760,686	-0-	-0-	-0-	3,760,686
Principal Paid on Debt	(99,636)	(146,640)	-0-	-0-	(246,276)
Interest Paid on Debt	-0-	(24,932)	-0-	-0-	(24,932)
Net Cash Provided (Used) by Capital and Related Financing Activities	(\$ 140,301)	(\$ 171,572)	(\$ 10,734)	(\$ 759,547)	(\$ 1,082,154)
CASH FLOWS FROM INVESTING ACTIVITIES					
Purchase of Investments	\$ 65,720	\$ 2,965	\$ 317,599	\$ 210,934	\$ 597,218
Interest Received on Investments	24,778	3,699	114,743	58,535	201,755
Net Cash Provided (Used) by Investing Activities	\$ 90,498	\$ 6,664	\$ 432,342	\$ 269,469	\$ 798,973
Net Increase (Decrease) in Cash	\$ 3,878,001	\$ 281,609	\$ 1,246,659	\$ 340,959	\$ 5,747,228
Cash - Beginning	977,116	13,792	1,656,842	1,169,088	3,816,838
Cash - Ending	\$ 4,855,117	\$ 295,401	\$ 2,903,501	\$ 1,510,047	\$ 9,564,066
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating Income (Loss)	(\$ 1,951,065)	\$ 268,730	\$ 345,879	\$ 897,844	(\$ 438,612)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:					
Depreciation	2,139,586	235,702	7,704	296,135	2,679,127
(Increase) Decrease in:					
Accounts Receivable	-0-	52,065	750,493	(13,728)	788,830
Other Receivable	25,622	-0-	(269,790)	-0-	(244,168)
Due from other governments	(203,406)	-0-	-0-	-0-	(203,406)
Postclosure liability	-0-	-0-	205,358	-0-	205,358
Deferred Outflows Related to Pensions	92,326	-0-	63,424	-0-	155,750
Increase (Decrease) in:					
Accounts Payable	451,618	(9,536)	41,295	146,024	629,401
Due To Other Funds	3,570,093	-0-	-0-	-0-	3,570,093
Due To Component Unit	52,906	-0-	-0-	-0-	52,906
Compensated Absences	(28,584)	(12,746)	(25,558)	(30,853)	(97,741)
Pension Liability	(140,942)	(8,676)	(67,648)	2,887	(214,379)
OPEB Liability	(164,656)	-0-	-0-	(252,608)	(417,264)
Deferred Inflows Related to Pension	66,524	13,919	28,894	-0-	109,337
Deferred Inflows Related to OPEB	41,153	-0-	-0-	63,135	104,288
Net Cash Provided (Used) by Operating Activities	\$ 3,951,175	\$ 539,458	\$ 1,080,051	\$ 1,108,836	\$ 6,679,520
NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES					
Amortization of Premiums and Discounts	\$ -0-	(\$ 10,287)	\$ -0-	\$ -0-	(\$ 10,287)
Change in Fair Value of Investments	(\$ 5,784)	(\$ 343)	(\$ 18,505)	(\$ 15,291)	(\$ 39,923)

CITY OF SAN ANGELO, TEXAS

Internal Service Funds Description

For the Year Ended September 30, 2018

INTERNAL SERVICE FUNDS

To report any activity that provides goods or services to other funds, departments, or agencies of the primary government and its component units on a cost-reimbursement basis.

Vehicle Maintenance Fund – To account for fuel, oil, and the maintenance and upkeep on City and school district vehicles.

Employee/Retiree Health Fund – To account for health insurance claims and the cost of medical treatment of employees, retirees, and their dependents.

Property and Casualty Insurance Fund – To account for general and automobile liability and property damage coverage for City property and vehicles.

Workers Compensation Insurance Fund – To account for workers compensation coverage for City employees.

Communications Fund – To account for the operations of the City's radio communications system.

CITY OF SAN ANGELO, TEXAS

Combining Statement of Net Position - Internal Service Funds

As of September 30, 2018

	Vehicle Maintenance	Employee/ Retiree Health	Property and Casualty Insurance	Workers' Compensation Insurance	Communications	Total
ASSETS AND DEFERRED OUTFLOWS						
Current Assets:						
Cash and Cash Equivalents	\$ 749,671	\$ 811,468	\$ 542,347	\$ 1,059,660	\$ 70	\$ 3,163,216
Investments	72,886	308	1,219,894	1,016,800	148	2,310,036
Receivables:						
Accrued Interest	2,308	-0-	507	-0-	1,880	4,695
Accounts	144,516	116,074	-0-	-0-	-0-	260,590
Less: Allowance for Uncollectibles	-0-	(34,931)	-0-	-0-	-0-	(34,931)
Due from Other Funds	-0-	-0-	-0-	-0-	-0-	-0-
Inventories	61,267	-0-	-0-	-0-	2,817	64,084
Total Current Assets	\$ 1,030,648	\$ 892,919	\$ 1,762,748	\$ 2,076,460	\$ 4,915	\$ 5,767,690
Noncurrent Assets						
Capital Assets:						
Buildings	\$ 390,269	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 390,269
Improvements Other Than Buildings	66,093	-0-	-0-	-0-	5,237,312	5,303,405
Machinery and Equipment	1,019,311	-0-	-0-	1,278	8,935,673	9,956,262
Construction in Progress	-0-	-0-	-0-	-0-	-0-	-0-
Less: Accumulated Depreciation	(1,389,222)	-0-	-0-	(1,278)	(9,798,005)	(11,188,505)
Total Noncurrent Assets	\$ 86,451	\$ -0-	\$ -0-	\$ -0-	\$ 4,374,980	\$ 4,461,431
Total Assets	\$ 1,117,099	\$ 892,919	\$ 1,762,748	\$ 2,076,460	\$ 4,379,895	\$ 10,229,121
DEFERRED OUTFLOWS OF RESOURCES						
Deferred Amounts Related to Pensions	\$ 99,229	\$ 27,448	\$ 113,457	\$ 53,047	\$ 21,371	\$ 314,552
Total Deferred Outflows of Resources	\$ 99,229	\$ 27,448	\$ 113,457	\$ 53,047	\$ 21,371	\$ 314,552
LIABILITIES						
Current Liabilities:						
Accounts Payable	\$ 324,486	\$ 107,153	\$ 11,211	\$ 10,313	\$ 72,272	\$ 525,435
Due to Other Funds	-0-	-0-	-0-	-0-	821,680	821,680
Noncurrent Liabilities Due Within One Year	1,031	131,591	209,198	887,500	428	1,229,748
Total Current Liabilities	\$ 325,517	\$ 238,744	\$ 220,409	\$ 897,813	\$ 894,380	\$ 2,576,863
Noncurrent Liabilities Due After One Year	139,148	-0-	528,233	1,379,779	24,359	2,071,519
Total OPEB Liability	2,078,074	712,875	-0-	632,175	-0-	3,423,124
Net Pension Obligation	584,281	96,307	119,494	133,639	115,035	1,048,756
Total Liabilities	\$ 3,127,020	\$ 1,047,926	\$ 868,136	\$ 3,043,406	\$ 1,033,774	\$ 9,120,262
DEFERRED INFLOWS OF RESOURCES						
Deferred Amounts Related to Pensions	\$ 95,840	\$ 17,283	\$ 27,996	\$ 126,975	\$ 42,291	\$ 310,385
Deferred Amounts Related to OPEB	103,805	35,609	-0-	31,579	-0-	170,993
Total Deferred Inflows of Resources	\$ 199,645	\$ 52,892	\$ 27,996	\$ 158,554	\$ 42,291	\$ 481,378
NET POSITION						
Net Investment in Capital Assets	\$ 86,451	\$ -0-	\$ -0-	\$ -0-	\$ 4,374,980	\$ 4,461,431
Unrestricted	(2,196,788)	(180,451)	980,073	(1,072,453)	(1,049,779)	(3,519,398)
Total Net Position	(\$ 2,110,337)	(\$ 180,451)	\$ 980,073	(\$ 1,072,453)	\$ 3,325,201	\$ 942,033

CITY OF SAN ANGELO, TEXAS

Combining Statement of Revenues, Expenses, and Changes in Fund Net Position - Internal Service Funds

For the Year Ended September 30, 2018

	Vehicle Maintenance	Employee/ Retiree Health	Property and Casualty Insurance	Workers' Compensation Insurance	Communications	Total
OPERATING REVENUES						
Charges for Sales and Services:						
Sales and Service	\$ 4,055,292	\$ 8,599,056	\$ 1,022,508	\$ 1,369,861	\$ 604,515	\$ 15,651,232
Other	120,739	124,895	-0-	-0-	171,753	417,387
Total Operating Revenues	\$ 4,176,031	\$ 8,723,951	\$ 1,022,508	\$ 1,369,861	\$ 776,268	\$ 16,068,619
OPERATING EXPENSES						
Cost of Sales and Services:						
Administrative	\$ 3,938,243	\$ 8,016,397	\$ 788,186	\$ 646,352	\$ 675,156	\$ 14,064,334
Depreciation	36,685	-0-	-0-	-0-	3,608,072	3,644,757
Total Operating Expenses	\$ 3,974,928	\$ 8,016,397	\$ 788,186	\$ 646,352	\$ 4,283,228	\$ 17,709,091
Operating Income (Loss)	\$ 201,103	\$ 707,554	\$ 234,322	\$ 723,509	(\$ 3,506,960)	(\$ 1,640,472)
NONOPERATING REVENUES (EXPENSES)						
Intergovernmental	(\$ 1,777)	\$ -0-	\$ -0-	\$ -0-	\$ -0-	(\$ 1,777)
Interest	7,863	-0-	17,027	1,098	3,640	29,628
Change in Fair Value of Investments	(708)	(5,487)	(11,852)	(9,879)	-0-	(27,926)
Gain (Loss) on Sale of Capital Assets	(1,865)	-0-	-0-	-0-	-0-	(1,865)
Total Nonoperating Revenues (Expenses)	\$ 3,513	(\$ 5,487)	\$ 5,175	(\$ 8,781)	\$ 3,640	(\$ 1,940)
Income (Loss) Before Contributions, Special Items, and Transfers	\$ 204,616	\$ 702,067	\$ 239,497	\$ 714,728	(\$ 3,503,320)	(\$ 1,642,412)
CONTRIBUTIONS AND TRANSFERS						
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Transfers Out	-0-	-0-	-0-	-0-	-0-	-0-
Total Contributions and Transfers	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Change in Net Position	\$ 204,616	\$ 702,067	\$ 239,497	\$ 714,728	(\$ 3,503,320)	(\$ 1,642,412)
Net Position - Beginning	(315,345)	(122,069)	740,576	(1,185,717)	6,828,521	5,945,966
Restatement of Beginning Fund Balance	(1,999,608)	(760,449)	-0-	(601,464)	-0-	(3,361,521)
Net Position - Ending	(\$ 2,110,337)	(\$ 180,451)	\$ 980,073	(\$ 1,072,453)	\$ 3,325,201	\$ 942,033

CITY OF SAN ANGELO, TEXAS

Combining Statement of Cash Flows - Internal Service Funds

For the Year Ended September 30, 2018

	Vehicle Maintenance	Employee/ Retiree Health	Property and Casualty Insurance	Workers' Compensation Insurance	Communications	Total
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash Received from Customers	\$ 4,097,069	\$ 8,747,458	\$ -0-	\$ -0-	\$ 776,268	\$ 13,620,795
Cash Received from Reinsurance	-0-	-0-	1,022,508	1,369,861	-0-	2,392,369
Cash Paid to Suppliers for Goods and Services	(3,152,754)	(829,864)	(693,562)	(565,909)	(696,972)	(5,939,061)
Cash Paid for Insurance Claims and Premiums	-0-	(7,051,153)	-0-	(183,712)	-0-	(7,234,865)
Cash Paid for Employee Services and Benefits	(891,215)	(147,514)	(154,254)	(195,392)	(75,412)	(1,463,787)
Net Cash Provided (Used) by Operating Activities	\$ 53,100	\$ 718,927	\$ 174,692	\$ 424,848	\$ 3,884	\$ 1,375,451
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES						
Transfers In	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Short-Term Interfund Loans Received	-0-	-0-	-0-	-0-	772,067	772,067
Short-Term Interfund Loans Paid	-0-	-0-	-0-	-0-	-0-	-0-
Net Cash Provided (Used) by Non-Capital Financing Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 772,067	\$ 772,067
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Acquisition of Capital Assets	(\$ 15,098)	\$ -0-	\$ -0-	\$ -0-	(\$ 779,318)	(\$ 794,416)
Capital Grants Received	-0-	-0-	-0-	-0-	-0-	-0-
Proceeds from Sale of Assets	-0-	-0-	-0-	-0-	-0-	-0-
Net Cash Provided (Used) by Capital and Related Financing Activities	(\$ 15,098)	\$ -0-	\$ -0-	\$ -0-	(\$ 779,318)	(\$ 794,416)
CASH FLOWS FROM INVESTING ACTIVITIES						
Purchase of Investments	\$ 6,114	\$ 26	\$ 102,330	\$ 85,293	\$ 14	\$ 193,777
Interest Received on Investments	7,114	-0-	16,520	1,098	3,365	28,097
Net Cash Provided (Used) by Investing Activities	\$ 13,228	\$ 26	\$ 118,850	\$ 86,391	\$ 3,379	\$ 221,874
Net Increase (Decrease) in Cash	\$ 51,230	\$ 718,953	\$ 293,542	\$ 511,239	\$ 12	\$ 1,574,976
Cash - Beginning	698,441	92,515	248,805	548,421	58	1,588,240
Cash - Ending	\$ 749,671	\$ 811,468	\$ 542,347	\$ 1,059,660	\$ 70	\$ 3,163,216
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES						
Operating Income (Loss)	\$ 201,103	\$ 707,554	\$ 234,322	\$ 723,509	(\$ 3,506,960)	(\$ 1,640,472)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities						
Depreciation	36,685	-0-	-0-	-0-	3,608,072	3,644,757
(Increase) Decrease in Accounts Receivable	(78,962)	23,507	-0-	-0-	-0-	(55,455)
(Increase) Decrease in Inventories	(17,432)	-0-	-0-	-0-	(1,258)	(18,690)
(Increase) Decrease in Deferred Outflows Related to Pension	164,203	6,538	(113,457)	84,189	33,115	174,588
(Increase) Decrease in Deferred Outflows Related to OPEB	-0-	-0-	-0-	-0-	-0-	-0-
Increase (Decrease) in Accounts Payable	185,776	58,633	(17,489)	(114)	(61,821)	164,985
Increase (Decrease) in Insurance Claims Payable	-0-	51,662	(38,317)	(183,712)	-0-	(170,367)
Increase (Decrease) in OPEB Liability	(415,332)	(142,479)	-0-	(126,349)	-0-	(684,160)
Increase (Decrease) in Net Pension Liability	(230,474)	(14,768)	119,494	(215,589)	(54,628)	(395,965)
Increase (Decrease) in Compensated Absences	13,181	(20,708)	(37,857)	9,928	(23,487)	(58,943)
Increase (Decrease) in Deferred Inflows Related to Pension	103,805	13,379	27,996	101,406	10,851	257,437
Increase (Decrease) in Deferred Inflows related to OPEB	90,547	35,609	-0-	31,579	-0-	157,735
Net Cash Provided (Used) by Operating Activities	\$ 53,100	\$ 718,927	\$ 174,692	\$ 424,847	\$ 3,884	\$ 1,375,450
NON-CASH INVESTING, CAPITAL AND FINANCING ACTIVITIES						
Loss on Disposal of Capital Assets	(\$ 1,865)	\$ -0-	\$ -0-	\$ -0-	\$ -0-	(\$ 1,865)
Loss on Disposal of Capital Assets	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Amortization of Premiums and Discounts	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Change in Fair Value of Investments	(\$ 708)	(\$ 5,487)	(\$ 11,852)	(\$ 9,879)	\$ -0-	(\$ 27,926)

CITY OF SAN ANGELO, TEXAS

Agency Fund Description

For the Year Ended September 30, 2018

FIDUCIARY FUNDS

To report assets held in a trust or agency capacity for others and, therefore, cannot be used to support the government's own programs. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.

CJC Agency Fund – To account for fines and fees collected on behalf of the State of Texas.

CITY OF SAN ANGELO, TEXAS

Statement of Changes in Assets and Liabilities -
CJC Agency Fund

For the Year Ended September 30, 2018

	Beginning Balance	Additions	Deletions	Ending Balance
ASSETS				
Cash and Cash Equivalents	\$ 304,817	\$ 1,639,387	\$ 1,561,264	\$ 382,940
Total Assets	\$ 304,817	\$ 1,639,387	\$ 1,561,264	\$ 382,940
LIABILITIES				
Accounts Payable	\$ -0-	\$ 165	\$ 355	\$ 190
Due to Other Governments	304,817	1,562,385	1,640,318	382,750
Total Liabilities	\$ 304,817	\$ 1,562,550	\$ 1,640,673	\$ 382,940

CITY OF SAN ANGELO, TEXAS

Discretely Presented Component Unit Description

For the Year Ended September 30, 2018

DISCRETELY PRESENTED COMPONENT UNIT

Additional information for the discretely presented component unit referred to in the notes to the financial statements is provided:

Development Corporation - To administer funds received under the type B City sales tax for economic development.

CITY OF SAN ANGELO, TEXAS

Combining Balance Sheet - Discretely Presented Component Unit

As of September 30, 2018

	Development Corporation
ASSETS	
Assets:	
Cash and Cash Equivalents	\$ 6,426,934
Investments	9,916,025
Accounts Receivable	212,445
Due from Other Governments	1,658,755
Advances to Other Funds	244,086
Prepays	29,633
Total Assets	<u>\$ 18,487,878</u>
LIABILITIES	
Accounts Payable	\$ 747,630
Total Liabilities	<u>\$ 747,630</u>
FUND BALANCE	
Nonspendable	\$ 29,633
Restricted	17,710,615
Committed	-0-
Assigned	-0-
Unassigned	-0-
Total Fund Balance	<u>\$ 17,740,248</u>
Total Liabilities and Fund Balance	<u>\$ 18,487,878</u>

RECONCILIATION OF THE COMPONENT UNIT'S BALANCE SHEET TO THE STATEMENT OF NET POSITION

Fund Balance - Component Unit	\$ 17,740,248
Capital assets used in component unit are not financial resources, and therefore, are not reported in the balance sheet. The net effect - increases (decrease) in net position - of including capital assets are:	
Beginning of the Year Cost	2,883,678
Beginning of the Year Accumulated Depreciation	(659,970)
Current Year Depreciation	(110,248)
Net Position of Component Units	<u>\$ 19,853,708</u>

CITY OF SAN ANGELO, TEXAS

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Discretely Presented Component Unit

For the Year Ended September 30, 2018

	Development Corporation
REVENUES	
Taxes:	
Sales	\$ 9,425,475
Charges for Services	272,973
Investment Income - Interest	280,450
Total Revenues	<u>\$ 9,978,898</u>
EXPENDITURES	
Operating Expenditures	\$ 8,137,105
(Gain) or Loss on Sale of Capital Assets	-0-
Total Expenditures	<u>\$ 8,137,105</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>\$ 1,841,793</u>
Net Change in Fund Balance	\$ 1,841,793
Fund Balance - Beginning	15,572,455
Restatement of Beginning Fund Balance	326,000
Fund Balance - Ending	<u><u>\$ 17,740,248</u></u>

RECONCILIATION OF THE COMPONENT UNIT'S STATEMENT OF REVENUES, TO EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES

Total Net Change in Fund Balances - Component Unit	\$ 1,841,793
Depreciation does not require the use of current financial resources, and therefore, is not reported as an expenditure. The current year's depreciation decreases Net Position.	<u>(110,248)</u>
Change in Net Position of Component Unit	<u><u>\$ 1,731,545</u></u>

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CITY OF SAN ANGELO, TEXAS

Statistical Section Narrative

For the Year Ended September 30, 2018

STATISTICAL SECTION

This part of the City of San Angelo's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and Required Supplementary Information says about the City's overall financial health.

Such statistical information includes:

Financial Trends – These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity – These schedules contain information to help the reader assess the City's most significant local revenue sources, gas, and sales tax revenues.

Debt Capacity – These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information – These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information – These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

STATISTICAL SECTION
(UNAUDITED - for Analytical Purposes Only)

This part of City of San Angelo's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

TABLE	CONTENTS
	Financial Trends
	<i>These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>
	Entity-wide information:
1	Net position by component, last ten fiscal years
2	Changes in net position, last ten fiscal years
	Governmental Funds Information:
3	Fund balances, last ten fiscal years
4	Changes in fund balances, last ten fiscal years
	Revenue Capacity
	<i>These tables contain information to help the reader assess the City's most significant local revenue source, the property tax. Also included is some additional information on sales tax revenue.</i>
5	Assessed value and actual value of taxable property, last ten fiscal years
6	Direct and overlapping property tax rates, last ten fiscal years
7	Principal property taxpayers, current year and nine years ago
8	Property tax levies and collections, last ten fiscal years
9	Direct and overlapping sales tax rates, last ten fiscal years
10	Sales tax revenue by industry, current year and last ten fiscal years
	Debt Capacity
	<i>These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>
11	Ratios of outstanding debt by type, last ten fiscal years
12	Ratios of net general bonded debt outstanding, last ten fiscal years
13	Direct and overlapping governmental activities debt
14	Pledged revenue coverage, last ten fiscal years
	Demographic and Economic Information
	<i>These tables offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time and with other governments.</i>
15	Demographic and economic statistics, last ten calendar years
16	Principal employers, current year and nine years ago
	Operating Information
	<i>These tables contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and activities it performs.</i>
17	Full-time equivalent city employees by department, last ten fiscal years
18	Operating indicators by function/program, last ten fiscal years
19	Capital asset statistics by function/program, last ten fiscal years

Sources: Unless otherwise noted, the information in these tables is derived from the comprehensive annual financial report for the relevant year.

Table 1

CITY OF SAN ANGELO
NET POSITION BY COMPONENT,
LAST TEN FISCAL YEARS
(UNAUDITED - accrual basis of accounting)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
Governmental Activities:										
Net investment in capital assets	\$ 43,930,391	\$ 40,735,612	\$ 47,251,737	\$ 22,683,705	\$ 36,872,153	\$ 37,922,031	\$ 27,779,895	\$ 33,286,143	\$ 28,137,141	\$ 29,944,984
Restricted	31,024,739	16,874,203	34,668,116	16,248,477	11,346,760	11,346,760	21,358,553	24,796,775	24,383,653	20,074,040
Unrestricted	(129,101,555)	(44,678,753)	(63,955,519)	(16,545,241)	18,705,893	1,809,832	11,860,302	12,762	(4,917,254)	8,244,853
Total Governmental Activities Net Position	<u>(\$ 54,146,425)</u>	<u>\$ 12,931,062</u>	<u>\$ 17,964,334</u>	<u>\$ 22,386,941</u>	<u>\$ 66,924,806</u>	<u>\$ 51,078,623</u>	<u>\$ 60,998,750</u>	<u>\$ 58,095,680</u>	<u>\$ 47,603,540</u>	<u>\$ 58,263,877</u>
Business-Type Activities:										
Net investment in capital assets	\$ 150,891,275	\$ 190,198,520	\$ 168,098,952	\$ 161,562,185	\$ 137,816,767	\$ 59,580,126	\$ 111,718,102	\$ 133,918,235	\$ 135,862,187	\$ 74,764,222
Restricted	45,264,885	34,722,814	25,759,916	59,362,529	23,471,674	23,485,718	57,337,080	9,934,203	7,845,711	10,566,326
Unrestricted	33,900,236	(6,224,795)	9,725,257	(28,886,311)	25,651,846	91,981,182	(4,216,773)	13,994,167	10,016,280	59,078,105
Total Business-Type Activities Net Position	<u>\$ 230,056,396</u>	<u>\$ 218,696,539</u>	<u>\$ 203,584,125</u>	<u>\$ 192,038,403</u>	<u>\$ 186,940,287</u>	<u>\$ 175,047,026</u>	<u>\$ 164,838,409</u>	<u>\$ 157,846,605</u>	<u>\$ 153,724,178</u>	<u>\$ 144,408,653</u>
Primary Government:										
Net investment in capital assets	\$ 194,821,666	\$ 230,934,132	\$ 215,350,689	\$ 184,245,890	\$ 174,688,920	\$ 97,502,157	\$ 139,497,997	\$ 167,204,378	\$ 163,999,328	\$ 104,709,206
Restricted	76,289,624	51,597,017	60,428,032	75,611,006	34,818,434	34,832,478	78,695,633	34,730,978	32,229,364	30,640,366
Unrestricted	(95,201,319)	(50,903,548)	(54,230,262)	(45,431,552)	44,357,739	93,791,014	7,643,529	14,006,929	5,099,026	67,322,958
Total Primary Government Net Position	<u>\$ 175,909,971</u>	<u>\$ 231,627,601</u>	<u>\$ 221,548,459</u>	<u>\$ 214,425,344</u>	<u>\$ 253,865,093</u>	<u>\$ 226,125,649</u>	<u>\$ 225,837,159</u>	<u>\$ 215,942,285</u>	<u>\$ 201,327,718</u>	<u>\$ 202,672,530</u>

CITY OF SAN ANGELO
CHANGES IN NET POSITION,
LAST TEN FISCAL YEARS
(UNAUDITED - accrual basis of accounting)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
Expenses										
Governmental Activities:										
General Government	\$ 9,724,582	\$ 11,617,429	\$ 15,503,820	\$ 14,693,548	\$ 9,351,776	\$ 12,180,551	\$ 10,863,197	\$ 10,965,462	\$ 7,619,436	\$ 6,646,545
Public Safety	44,998,853	53,883,378	45,843,672	40,093,771	37,912,268	36,925,673	36,379,808	33,867,601	37,296,403	33,647,466
Public Works and Transportation	10,911,837	10,088,428	12,554,602	10,151,004	7,271,354	9,379,877	8,123,640	7,863,396	10,034,118	11,465,247
Public Facilities	3,880,084	3,571,629	3,790,497	2,742,085	2,574,982	2,616,279	2,468,554	2,261,854	4,315,945	3,451,101
Health and Human Services	2,765,814	3,455,935	3,697,454	3,222,433	2,989,869	3,033,911	3,288,315	4,112,967	4,202,814	3,811,667
Culture Parks and Recreation	8,344,775	10,941,795	8,076,896	7,147,927	6,513,566	7,619,225	5,999,809	4,534,751	6,016,419	5,495,089
Economic Development	551,388	609,428	392,494	368,283	495,557	1,211,080	3,463,923	4,193,681	4,974,088	2,284,947
Urban Redevelopment and Housing	852,610	926,648	1,051,058	938,418	970,756	1,552,520	2,163,356	3,084,266	2,491,213	1,079,130
Interest and Fiscal Charges	2,442,020	2,235,720	2,153,962	2,350,993	2,539,485	840,512	1,878,828	1,371,616	2,110,568	1,650,181
Total Governmental Activities Expenses	\$ 84,471,963	\$ 97,330,390	\$ 93,064,455	\$ 81,708,462	\$ 70,619,613	\$ 75,359,628	\$ 74,629,425	\$ 72,255,594	\$ 79,061,004	\$ 69,531,373
Business-Type Activities:										
Water	\$ 18,271,162	\$ 18,722,506	\$ 17,183,317	\$ 16,783,235	\$ 16,064,612	\$ 15,711,368	\$ 18,985,682	\$ 15,680,907	\$ 17,863,109	\$ 16,841,412
Sewer	7,926,154	8,778,915	8,873,695	8,170,739	7,268,532	7,564,628	10,742,627	9,732,614	10,820,699	9,238,932
Transit	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Airport	3,479,540	4,283,374	4,506,411	3,813,818	3,783,952	2,938,311	4,171,162	3,665,909	2,824,518	3,881,134
State Office Building	986,196	1,031,980	1,127,308	993,803	1,140,737	1,061,772	1,272,338	1,671,974	1,046,448	1,205,244
Solid Waste	693,270	930,399	786,709	491,075	1,876,321	-0-	-0-	-0-	-0-	-0-
Stormwater	1,854,288	1,772,384	2,032,021	1,952,448	2,069,601	1,454,672	-0-	-0-	-0-	-0-
Total Business-Type Activities Expenses	\$ 33,210,610	\$ 35,519,558	\$ 34,509,461	\$ 32,205,118	\$ 32,203,755	\$ 28,730,751	\$ 35,171,809	\$ 30,751,404	\$ 32,554,774	\$ 31,166,722
Total Primary Government Expenses	\$ 117,682,573	\$ 132,849,948	\$ 127,573,916	\$ 113,913,580	\$ 102,823,368	\$ 104,090,379	\$ 109,801,234	\$ 103,006,998	\$ 111,615,778	\$ 100,698,095
Program Revenues										
Governmental Activities:										
Charges for services:										
General Government	\$ 1,491,213	\$ 1,470,249	\$ 1,263,453	\$ 1,175,801	\$ 1,127,007	\$ 1,255,367	\$ 1,341,469	\$ 1,231,983	\$ 3,261,098	\$ 365,176
Public Safety	7,648,483	7,459,560	6,603,328	6,027,415	5,777,959	6,436,072	6,877,504	6,316,188	6,078,350	6,520,317
Public Works and Transportation	1,294,594	1,264,891	1,096,279	1,011,878	971,276	1,081,898	1,156,103	1,061,746	135,554	1,779,392
Public Facilities	760,856	744,368	642,393	591,151	567,979	632,669	676,062	620,884	410,061	691,555
Health and Human Services	1,114,913	1,110,551	902,281	793,706	773,866	862,005	921,127	845,948	426,735	363,074
Culture, Parks and Recreation	476,852	466,090	403,454	372,065	357,236	397,923	425,215	390,511	286,462	451,051
Economic Development	302,788	295,237	257,524	238,744	228,843	254,907	272,390	250,159	35,336	-0-
Urban Redevelopment and Housing	22,535	22,021	19,077	17,603	16,898	18,823	20,114	18,472	-0-	-0-
Operating grants and contributions	3,984,546	3,857,901	3,443,621	3,243,424	3,093,348	3,445,662	3,681,990	3,381,480	5,413,539	3,236,474
Capital grants and contributions	343,815	372,387	5,167,884	279,866	266,916	297,316	317,708	291,777	1,311,784	190,823
Total Governmental Activities Program Revenues	\$ 17,440,595	\$ 17,063,255	\$ 19,699,294	\$ 13,751,653	\$ 13,181,328	\$ 14,682,642	\$ 15,689,682	\$ 14,409,148	\$ 17,358,919	\$ 13,597,862
Business-Type Activities:										
Water	\$ 36,118,358	\$ 32,891,977	\$ 28,438,454	\$ 24,155,233	\$ 25,255,292	\$ 25,539,687	\$ 27,301,830	\$ 23,324,070	\$ 20,818,217	\$ 20,719,288
Sewer	16,661,781	13,944,617	11,808,606	11,062,765	11,169,732	11,282,467	13,435,701	15,033,265	13,585,101	11,721,899
Transit	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Airport	1,528,475	1,555,945	1,664,125	1,330,236	1,246,710	2,287,792	1,437,400	1,418,125	1,455,673	1,777,390
State Office Building	1,240,281	1,232,054	1,276,717	1,220,429	1,201,085	1,191,259	1,161,119	1,157,281	1,160,080	1,409,987
Solid Waste	1,039,149	2,063,568	2,235,398	1,928,017	7,642,056	-0-	-0-	-0-	-0-	-0-
Stormwater	2,752,132	2,564,203	2,590,375	2,545,923	2,665,234	2,588,676	-0-	-0-	-0-	-0-
Operating grants and contributions	-0-	150	-0-	-0-	-0-	1,984	1,658	350	4,530	3,700,086
Capital grants and contributions	3,765,372	970,516	1,024,628	876,929	1,527,019	980,899	1,117,448	1,715,694	4,228,460	-0-
Total Business-Type Activities Program Revenues	\$ 63,105,548	\$ 55,223,030	\$ 49,038,303	\$ 43,119,532	\$ 50,707,128	\$ 43,872,764	\$ 44,455,156	\$ 42,648,785	\$ 41,252,061	\$ 39,328,650
Total Primary Government Program Revenues	\$ 80,546,143	\$ 72,286,285	\$ 68,737,597	\$ 56,871,185	\$ 63,888,456	\$ 58,555,406	\$ 60,144,838	\$ 57,057,933	\$ 58,610,980	\$ 52,926,512
Net (Expense) / Revenue										
Governmental Activities	(\$ 67,031,368)	(\$ 80,267,135)	(\$ 73,365,162)	(\$ 67,956,809)	(\$ 57,438,285)	(\$ 60,676,986)	(\$ 58,939,743)	(\$ 57,846,446)	(\$ 61,702,085)	(\$ 55,933,511)
Business-Type Activities	29,894,938	19,703,472	14,528,842	10,914,414	18,503,373	15,142,013	9,283,347	11,897,381	8,697,287	8,161,928
Total Primary Government Net Expense	(\$ 37,136,430)	(\$ 60,563,663)	(\$ 58,836,320)	(\$ 57,042,395)	(\$ 38,934,912)	(\$ 45,534,973)	(\$ 49,656,396)	(\$ 45,949,065)	(\$ 53,004,798)	(\$ 47,771,583)

CITY OF SAN ANGELO
CHANGES IN NET POSITION,
LAST TEN FISCAL YEARS
(UNAUDITED - accrual basis of accounting)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Taxes										
Property Taxes	\$ 38,284,202	\$ 36,675,045	\$ 38,061,931	\$ 36,040,174	\$ 35,886,552	\$ 31,726,116	\$ 28,675,344	\$ 28,515,143	\$ 27,818,552	\$ 26,840,692
Sales Taxes	19,812,694	17,676,790	17,147,214	19,253,436	18,948,114	17,257,554	22,633,111	20,200,646	18,757,222	19,638,399
Franchise Taxes	4,586,508	5,012,040	4,349,480	4,472,891	4,362,554	3,934,338	3,885,969	3,841,056	4,947,607	4,988,087
Other Taxes	2,884,378	2,433,101	2,334,928	2,780,823	3,599,661	3,168,436	2,489,412	1,908,202	1,709,757	1,743,442
Penalty, Interest and Fees on Delinquent Taxes	897,289	890,555	337,978	-0-	336,332	372,288	223,844	342,355	321,794	281,677
Investment Income	784,901	914,166	691,470	446,208	222,538	149,045	264,080	589,133	382,714	1,146,836
Miscellaneous	3,972,844	5,411,365	1,235,450	975,710	1,299,586	1,983,470	677,892	239,334	3,252,130	1,900,396
Settlement Proceeds	-0-	1,000,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Gain (Loss) on Sale of Capital Assets	-0-	-0-	-0-	-0-	519,315	(3,357)	694,080	(154,962)	162,906	704,084
Transfers	6,055,654	5,220,801	4,800,468	5,825,678	3,775,844	4,197,654	2,299,082	7,389,201	273,971	(1,663,614)
Total Governmental Activities	\$ 77,278,470	\$ 75,233,863	\$ 68,958,919	\$ 69,794,920	\$ 68,950,496	\$ 62,785,544	\$ 61,842,814	\$ 62,870,108	\$ 57,626,653	\$ 55,579,999
Business-Type Activities										
Investment Income	\$ 474,918	\$ 612,318	\$ 582,468	\$ 411,913	\$ 147,684	\$ 118,321	\$ 183,002	\$ 129,755	\$ 249,049	\$ 772,953
Unrestricted Grants and Contributions	-0-	-0-	-0-	-0-	4,225	-0-	-0-	-0-	-0-	-0-
Gain (Loss) on Sale of Capital Assets	113,363	17,425	663,072	24,947	157,227	(30,138)	50,245	14,074	53,218	(8,736)
Transfers	(6,055,654)	(5,220,801)	(4,800,468)	(5,825,678)	(3,775,844)	(4,197,654)	(2,299,082)	(7,389,201)	275,380	1,114,061
Total Business-Type Activities	(\$ 5,467,373)	(\$ 4,591,058)	(\$ 3,554,928)	(\$ 5,388,818)	(\$ 3,466,708)	(\$ 4,109,471)	(\$ 2,065,835)	(\$ 7,245,372)	\$ 577,647	\$ 1,878,278
Total Primary Government	\$ 71,811,097	\$ 70,642,805	\$ 65,403,991	\$ 64,406,102	\$ 65,483,788	\$ 58,676,073	\$ 59,776,979	\$ 55,624,736	\$ 58,204,300	\$ 57,458,277
Change in Net Position										
Governmental Activities	\$ 10,247,102	(\$ 5,033,272)	(\$ 4,406,243)	\$ 1,838,111	\$ 11,512,211	\$ 2,108,558	\$ 2,903,071	\$ 5,023,662	(\$ 4,075,432)	(\$ 353,512)
Business-Type Activities	24,427,565	15,112,414	10,973,914	5,525,596	15,036,665	11,032,542	7,217,512	4,652,009	9,274,934	10,040,206
Total Primary Government	\$ 34,674,667	\$ 10,079,142	\$ 6,567,671	\$ 7,363,707	\$ 26,548,876	\$ 13,141,100	\$ 10,120,583	\$ 9,675,671	\$ 5,199,502	\$ 9,686,694

Table 3

CITY OF SAN ANGELO
FUND BALANCES, GOVERNMENTAL FUNDS,
LAST TEN FISCAL YEARS
(UNAUDITED - modified accrual basis of accounting)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
General Fund:										
Nonspendable	\$ 50,822	\$ 43,778	\$ 44,988	\$ 23,407	\$ 18,724	\$ 18,724	\$ -0-	\$ -0-	\$ -0-	\$ 483,839
Restricted	1,437,802	-0-	-0-	-0-	-0-	-0-	-0-	554,938	-0-	-0-
Committed	161,594	-0-	-0-	-0-	-0-	375,219	-0-	-0-	-0-	-0-
Assigned	-0-	-0-	13,950,805	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Unassigned	52,454,021	35,424,429	24,846,560	35,932,736	30,347,858	21,450,995	15,552,359	12,055,562	5,936,110	6,773,819
Total General Fund	<u>\$ 54,104,239</u>	<u>\$ 35,468,207</u>	<u>\$ 38,842,353</u>	<u>\$ 35,956,143</u>	<u>\$ 30,366,582</u>	<u>\$ 21,844,938</u>	<u>\$ 15,552,359</u>	<u>\$ 12,610,500</u>	<u>\$ 5,936,110</u>	<u>\$ 7,257,658</u>
Development Corporation										
Nonspendable	\$ 29,633	\$ 29,633	\$ 273,594	\$ 275,839	\$ 306,933	\$ 352,899	\$ 10,011,793	\$ 14,191,183	\$ 13,635,280	\$ 11,307,171
Restricted	17,710,615	15,542,822	13,644,589	17,537,765	13,715,612	9,896,715	-0-	-0-	-0-	-0-
Committed	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Assigned	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Unassigned	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	2,943,620
Total Development Corporation	<u>\$ 17,740,248</u>	<u>\$ 15,572,455</u>	<u>\$ 13,918,183</u>	<u>\$ 17,813,604</u>	<u>\$ 14,022,545</u>	<u>\$ 10,249,614</u>	<u>\$ 10,011,793</u>	<u>\$ 14,191,183</u>	<u>\$ 13,635,280</u>	<u>\$ 14,250,791</u>
Other Governmental Funds:										
Nonspendable	\$ 14,739,825	\$ 14,201,260	\$ 12,747,748	\$ 12,747,748	\$ -	\$ -	\$ -	\$ -	\$ 10,845,080	\$ 10,362,082
Restricted	4,186,072	3,470,316	3,355,777	3,500,930	14,754,510	13,112,031	12,580,265	11,967,745		
Committed	16,737,775	2,462,163	224,988	210,128	214,544	195,544	195,409	274,426		
Assigned	-0-	-0-	-0-	3,876,293	2,174,422	1,383,199	701,355	501,489		
Unassigned, reported in:										
Special revenue funds	(212,580)	-0-	-0-	-0-	857,949	(386,968)	(102,430)	-0-	757,627	432,407
Capital projects funds	-0-	20,547,466	29,968,800	16,889,602	4,312,945	5,953,205	9,690,599	19,926,627	19,140,068	24,851,206
Permanent Funds	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	8,030	629,266
Total Other Governmental Funds	<u>\$ 35,451,092</u>	<u>\$ 40,681,205</u>	<u>\$ 46,297,313</u>	<u>\$ 37,224,701</u>	<u>\$ 22,314,370</u>	<u>\$ 20,257,011</u>	<u>\$ 23,065,198</u>	<u>\$ 32,670,287</u>	<u>\$ 30,750,805</u>	<u>\$ 36,274,961</u>
Total All Governmental Funds	<u>\$ 107,295,579</u>	<u>\$ 91,721,867</u>	<u>\$ 99,057,849</u>	<u>\$ 90,994,448</u>	<u>\$ 66,703,497</u>	<u>\$ 52,351,563</u>	<u>\$ 48,629,350</u>	<u>\$ 59,471,970</u>	<u>\$ 50,322,195</u>	<u>\$ 57,783,410</u>

Table 4

CITY OF SAN ANGELO
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS,
LAST TEN FISCAL YEARS
(UNAUDITED - modified accrual basis of accounting)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
Revenues										
Taxes	\$ 66,563,532	\$ 62,687,528	\$ 62,298,826	\$ 62,509,576	\$ 63,784,662	\$ 56,905,030	\$ 58,034,537	\$ 54,701,851	\$ 53,360,648	\$ 53,174,028
Licenses and Permits	895,056	954,157	956,392	826,482	916,819	806,257	787,612	788,344	749,994	956,430
Intergovernmental	3,116,193	3,795,934	7,090,325	2,484,974	2,247,654	3,015,193	3,495,356	4,935,935	5,802,593	2,879,754
Charges for Services	9,519,878	8,470,254	8,387,995	6,609,817	6,233,192	7,522,933	7,964,663	6,587,116	6,507,228	6,259,958
Fines and Forfeits	3,043,918	2,848,276	2,621,105	2,995,256	3,209,901	2,813,772	2,994,371	3,360,423	3,376,374	2,795,338
Investment Income	783,199	883,366	643,833	424,050	211,041	135,729	247,146	571,502	355,807	1,082,591
Other Revenues	4,376,724	5,821,517	1,724,315	1,884,996	1,873,348	2,989,974	1,321,283	1,064,749	3,761,586	2,654,253
Total revenues	\$ 88,298,500	\$ 85,461,032	\$ 83,722,791	\$ 77,735,151	\$ 78,476,617	\$ 74,188,888	\$ 74,844,968	\$ 72,009,920	\$ 73,914,230	\$ 69,802,352
Expenditures										
General Government	\$ 10,391,827	\$ 9,945,155	\$ 10,869,576	\$ 10,011,264	\$ 9,477,008	\$ 9,366,929	\$ 9,870,672	\$ 9,213,186	\$ 6,980,931	\$ 7,262,219
Public Safety	45,308,143	42,501,940	38,904,221	36,350,918	35,320,291	34,062,079	33,814,811	32,602,167	32,343,040	31,163,741
Public Works and Transportation	10,556,255	10,058,424	11,523,740	9,540,184	6,913,690	8,767,928	7,610,698	7,424,858	9,401,330	10,743,236
Public Facilities	1,010,503	967,170	998,644	914,595	1,013,884	889,044	674,273	676,047	2,294,330	2,357,480
Health and Human Services	3,176,408	3,097,989	3,334,684	3,009,616	2,848,160	2,842,001	3,120,047	3,931,698	3,815,320	3,659,902
Culture, Parks and Recreation	7,073,447	6,878,803	6,121,336	5,414,918	5,311,249	6,292,490	4,748,136	3,902,147	4,737,786	4,699,118
Economic Development	531,555	609,428	392,494	368,283	495,557	747,629	3,417,503	4,158,511	4,936,385	2,269,164
Urban Redevelopment and Housing	857,450	892,762	1,018,949	913,145	932,510	1,498,100	2,249,530	3,003,707	2,462,664	1,025,893
Capital Outlay	10,759,766	13,012,354	9,283,468	5,738,482	4,217,544	5,795,660	17,642,496	15,097,659	9,112,226	9,180,567
Debt service:										
Principal	5,721,047	8,492,000	5,409,500	2,292,000	2,862,000	9,401,601	3,370,218	2,679,000	3,616,500	5,655,000
Interest and fees	2,599,386	2,502,164	2,381,580	2,138,538	2,159,487	2,133,148	2,314,013	2,211,093	2,155,932	1,876,287
Total expenditures	\$ 97,985,787	\$ 98,958,189	\$ 90,238,192	\$ 76,691,943	\$ 71,551,380	\$ 81,796,609	\$ 88,832,397	\$ 84,900,073	\$ 81,856,444	\$ 79,892,607
Excess revenues over (under) expenditures	(\$ 9,687,287)	(\$ 13,497,157)	(\$ 6,515,401)	\$ 1,043,208	\$ 6,925,237	(\$ 7,607,721)	(\$ 13,987,429)	(\$ 12,890,153)	(\$ 7,942,214)	(\$ 10,090,255)
Other financing sources (uses)										
Transfers In	\$ 8,252,955	\$ 8,583,538	\$ 5,912,120	\$ 6,638,763	\$ 4,488,533	\$ 4,703,287	\$ 12,269,292	\$ 11,474,122	\$ 3,657,344	\$ 2,774,951
Debt Issue Proceeds	16,920,760	3,216,365	16,458,568	13,641,008	-0-	6,472,462	-0-	13,780,000	-0-	16,705,000
Capitalized Leases	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	(184,620)	-0-
Sale of Capital Assets	480,484	568,474	159,447	752,083	552,491	754,582	845,727	870,727	226,361	704,084
Transfers Out	(2,598,356)	(7,861,474)	(1,172,702)	(813,085)	(896,391)	(505,633)	(9,970,210)	(4,084,921)	(3,218,086)	(4,710,195)
Total other financing sources (uses)	\$ 23,055,843	\$ 4,506,903	\$ 21,357,433	\$ 20,218,769	\$ 4,144,633	\$ 11,424,698	\$ 3,144,809	\$ 22,039,928	\$ 480,999	\$ 15,473,840
Net change in fund balances	\$ 13,368,556	(\$ 8,990,254)	\$ 14,842,032	\$ 21,261,977	\$ 11,069,870	\$ 3,816,977	(\$ 10,842,620)	\$ 9,149,775	(\$ 7,461,215)	\$ 5,383,585
Debt service as a percentage of noncapital expenditures	9.2%	12.0%	9.4%	6.0%	7.4%	15.2%	8.1%	7.1%	7.8%	10.8%

CITY OF SAN ANGELO
 ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY,
 LAST TEN FISCAL YEARS;
(UNAUDITED)

Table 5

Fiscal Year	Tax Year	Actual Value				Total	Less: Exemptions	Net Assessed Taxable Value	Total Direct Tax Rate
		Residential Property	Commercial Property	Industrial Property	Personal Property				
2008-09	2008	2,502,263,186	708,020,201	30,210,850	585,056,734	3,825,550,971	490,009,599	3,335,541,372	0.82750
2009-10	2009	2,759,315,091	724,790,790	29,811,000	589,244,647	4,103,161,528	582,142,000	3,521,019,528	0.81750
2010-11	2010	2,843,511,067	704,939,433	30,058,400	584,247,824	4,162,756,724	561,216,519	3,601,540,205	0.81750
2011-12	2011	2,982,354,709	710,198,077	29,633,750	623,792,545	4,345,979,081	584,870,033	3,761,109,048	0.78600
2012-13	2012	3,126,836,948	635,385,879	33,506,700	642,047,015	4,437,776,542	692,309,826	3,745,466,716	0.78100
2013-14	2013	3,157,788,596	662,174,170	31,250,910	704,088,330	4,555,302,006	678,705,787	3,876,596,219	0.77600
2014-15	2014	3,557,375,484	724,622,860	32,217,560	762,652,660	5,076,868,564	844,657,199	4,232,211,365	0.77600
2015-16	2015	3,881,638,165	760,948,870	32,460,990	901,606,440	5,576,654,465	975,159,581	4,601,494,884	0.77600
2016-17	2016	4,107,658,750	809,002,820	32,730,670	869,336,530	5,818,728,770	1,051,989,109	4,766,739,661	0.77600
2017-18	2017	4,325,243,884	843,054,000	34,296,050	881,095,683	6,083,689,617	1,105,783,881	4,977,905,736	0.77600

Source: Tom Green County Appraisal District

Table 6

CITY OF SAN ANGELO
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	City's Direct Tax Rates (Per \$100 of Assessed Value)			Overlapping Rates *	
	General Fund	Debt Service Fund	Total	Tom Green County	San Angelo School District
2007-08	0.74000	0.10000	0.84000	0.52582	1.11000
2008-09	0.73000	0.09750	0.82750	0.52582	1.11000
2009-10	0.72000	0.09750	0.81750	0.52500	1.35250
2010-11	0.73750	0.08000	0.81750	0.52500	1.31250
2011-12	0.70600	0.08000	0.78600	0.52500	1.28000
2012-13	0.70100	0.08000	0.78100	0.52500	1.26000
2013-14	0.69600	0.08000	0.77600	0.52500	1.26000
2014-15	0.69600	0.08000	0.77600	0.51500	1.24000
2015-16	0.67740	0.09860	0.77600	0.51250	1.23500
2016-17	0.67740	0.09860	0.77600	0.51250	1.22000
2017-18	0.68240	0.09360	0.77600	0.53500	1.21000

* Includes rates for maintenance & operations and debt service.

Source: Tom Green County Appraisal District.

Table 7

CITY OF SAN ANGELO
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO
(UNAUDITED)

Taxpayer	Type of Business	Fiscal Year 2017-18			Fiscal Year 2008-09		
		Assessed Value	Rank	Percent of Total Assessed Value	Assessed Value	Rank	Percent of Total Assessed Value
Walmart/Sam's	Retail	\$ 90,988,160	1	1.83%	\$ 63,794,755	1	1.91%
AEP Texas North	Utility	60,180,630	2	1.21%	40,208,800	4	1.21%
Ethicon, Inc	Mfg.	82,782,970	3	1.66%	54,102,850	2	1.62%
Hirschfeld Steel & Energy	Mfg.	42,468,570	4	0.85%			
C & J Well Services Inc.	Petroleum	39,932,470	5	0.80%			
Envoy Air	Transportation	37,669,470	6	0.76%			0.00%
San Angelo Hospital	Medical	34,006,720	7	0.68%			0.00%
Glazers	Wholesale	19,229,920	8	0.39%			0.00%
Sunset Mall	Mall-Real Est.	19,072,550	9	0.38%	22,926,430	7	
Atmos Energy	Utility	17,757,160	10	0.36%			
Angelo Community Medical	Hospital				41,443,925	3	1.24%
Verizon	Utility				35,862,932	5	1.08%
Shannon Medical Center	Hospital				24,713,381	6	0.74%
Suddenlink Communications	Utility				21,791,989	8	0.65%
Alexander Properties	Real Estate				16,761,648	9	0.50%
Lowes Home Improvement	Retail				13,823,126	10	0.41%
		<u>\$ 444,088,620</u>		<u>8.92%</u>	<u>\$ 335,429,836</u>		<u>9.36%</u>
Total Assessed Value		<u>\$ 4,977,905,736</u>			<u>\$ 3,335,541,372</u>		

Table 8

CITY OF SAN ANGELO
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	Taxes Levied for the Fiscal Year	Subsequent Adjustments	Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percent of Levy		Amount	Percent of Levy
2008-09	26,714,703	-0-	25,928,360	97.06%	555,708	26,484,068	99.14%
2009-10	27,789,598	-0-	26,871,734	96.70%	502,131	27,373,865	98.50%
2010-11	28,319,334	-0-	27,606,888	97.48%	411,298	28,018,186	98.94%
2011-12	28,356,670	-0-	27,881,820	98.33%	211,413	28,093,233	99.07%
2012-13	29,278,418	-0-	28,570,061	97.58%	515,007	29,085,068	99.34%
2013-14	30,082,389	-0-	29,583,219	98.34%	404,512	29,987,731	99.69%
2014-15	32,771,396	229,083	32,290,409	98.53%	415,937	32,706,346	99.11%
2015-16	35,569,387	214,162	34,998,697	98.40%	416,701	35,415,398	98.97%
2016-17	36,864,006	198,480	36,308,219	98.49%	502,506	36,810,725	99.32%
2017-18	38,416,262	217,733	37,830,580	98.48%	530,136	38,360,716	99.29%

Source: Tom Green County Appraisal District.

Table 9

CITY OF SAN ANGELO
DIRECT AND OVERLAPPING SALES TAX RATES
LAST TEN FISCAL YEARS
(UNAUDITED)

Fiscal Year	City Direct Rate	Tom Green County	State of Texas
2008-09	1.50%	0.50%	6.25%
2009-10	1.50%	0.50%	6.25%
2010-11	1.50%	0.50%	6.25%
2011-12	1.50%	0.50%	6.25%
2012-13	1.50%	0.50%	6.25%
2013-14	1.50%	0.50%	6.25%
2014-15	1.50%	0.50%	6.25%
2015-16	1.50%	0.50%	6.25%
2016-17	1.50%	0.50%	6.25%
2017-18	1.50%	0.50%	6.25%

Source: State of Texas Comptroller

Table 10

CITY OF SAN ANGELO
SALES TAX REVENUE BY INDUSTRY
CURRENT YEAR AND LAST TEN FISCAL YEARS
(UNAUDITED)

	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
Agriculture, Forestry, Fishing, Hunting	\$ 48,150	\$ 44,069	\$ 47,211	\$ 46,385	\$ 37,568	\$ 36,839	\$ 19,527	\$ 12,334	\$ 12,470	\$ 851,454
Mining, Oil and Gas	264,833	193,764	346,879	767,728	429,088	402,265	280,351	233,512	136,976	22,514,401
Utilities	73,572	66,739	58,381	87,880	53,777	41,687	35,275	25,453	27,833	410,908
Construction	477,993	426,851	549,393	522,345	450,768	436,994	386,899	347,833	425,429	41,583,531
Manufacturing	708,408	602,520	976,073	1,333,468	944,269	710,688	455,474	410,242	377,766	30,336,889
Wholesale Trade	1,486,186	1,269,721	1,609,563	1,735,430	1,219,857	1,075,020	855,832	710,629	689,171	56,836,591
Retail Trade	11,158,794	10,944,922	11,647,853	12,253,082	11,640,218	10,869,678	9,905,872	9,427,001	9,360,450	657,727,983
Transportation, Warehousing	15,205	20,127	79,455	102,107	91,993	83,802	71,069	45,011	7,083	606,940
Information	1,099,011	1,155,833	1,216,797	1,167,114	1,035,657	949,969	878,883	851,731	808,930	54,133,364
Finance, Insurance	41,040	36,666	36,262	41,043	35,754	34,687	35,805	31,064	29,879	2,134,859
Real Estate, Rental, Leasing	393,803	278,081	429,211	528,890	392,044	422,161	273,286	188,169	161,881	13,946,307
Professional, Scientific, Technical	287,056	487,618	352,274	300,996	190,827	181,968	142,006	231,099	149,079	12,897,724
Admin. Support, Waste Management	599,735	582,506	555,283	517,954	456,665	397,017	403,471	377,877	404,636	27,979,710
Educational Services	3,506	3,463	3,176	3,838	3,704	4,567	3,820	3,671	4,230	402,104
Health Care Social Assistance	70,730	79,449	81,637	77,685	83,371	79,529	71,754	78,101	62,061	4,323,362
Arts, Entertainment ,Recreation	188,684	193,750	186,234	170,099	162,358	157,981	139,611	134,153	139,107	9,512,943
Accommodation, Food Service	3,223,943	3,101,476	3,213,328	3,195,109	2,911,176	2,708,992	2,446,771	2,280,349	2,209,333	147,498,891
Other Services	968,228	943,391	1,005,837	899,882	784,784	708,350	631,693	535,614	533,677	37,380,247
	<u>\$ 21,108,876</u>	<u>\$ 20,430,948</u>	<u>\$ 22,394,848</u>	<u>\$ 23,751,035</u>	<u>\$ 20,923,880</u>	<u>\$ 19,302,193</u>	<u>\$ 17,037,398</u>	<u>\$ 15,923,844</u>	<u>\$ 15,539,990</u>	<u>\$ 1,121,078,208</u>

Source: State of Texas Comptroller

Note: Calendar year 2017 is the most current year available.

CITY OF SAN ANGELO
RATIOS OF OUTSTANDING DEBT BY TYPE,
LAST TEN FISCAL YEARS
(UNAUDITED)

Table 11

Fiscal Year	Governmental Activities					Business-type Activities					Total Primary Government	Percent of Personal Income a	Per Capita a
	General Obligation Bonds	Certificates of Obligation		Notes Payable	Capital Leases	Water and Sewer Revenue Bonds	General Obligation Debt	Notes Payable	Capital Leases				
		Ad Valorem Tax Supported	Sales Tax Supported										
2008-09	2,080,329	22,615,000	23,310,000	-0-	507,996	16,545,000	47,524,671	-0-	-0-	112,582,996	3.50%	1,143	
2009-10	1,595,592	20,355,000	22,300,000	-0-	345,980	14,915,000	45,649,408	-0-	-0-	105,160,980	3.68%	1,222	
2010-11	1,085,608	17,310,000	29,375,000	2,035,000	-0-	-0-	50,945,000	120,496,936	-0-	231,660,000	3.06%	1,128	
2011-12	555,428	15,930,000	28,065,000	1,928,000	-0-	-0-	47,125,000	114,647,114	-0-	218,425,001	6.58%	2,471	
2012-13	5,895,000	14,450,000	26,710,000	1,821,000	-0-	-0-	48,565,000	108,877,820	-0-	210,755,000	4.79%	2,278	
2013-14	5,820,000	13,175,000	25,305,000	1,714,000	-0-	-0-	44,900,000	103,152,899	-0-	192,000,000	4.62%	2,162	
2014-15	19,000,000	12,530,000	23,845,000	1,607,000	-0-	-0-	40,145,000	97,390,827	-0-	194,517,827	3.97%	1,969	
2015-16	49,355,000	2,165,000	13,185,000	1,500,000	-0-	-0-	35,095,000	91,628,594	-0-	192,928,594	3.69%	1,936	
2016-17	41,935,000	3,655,000	12,915,000	1,393,000	-0-	-0-	77,620,000	85,635,000	-0-	223,153,000	4.33%	2,216	
2017-18	54,285,000	2,650,000	12,335,000	1,286,000	-0-	47,070,000	24,710,000	79,910,000	-0-	222,246,000	4.34%	2,220	

Notes: Details of the City's outstanding debt are in the notes to the financial statements.

- a. See Table 15 for personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.

CITY OF SAN ANGELO
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(UNAUDITED)

Table 12

Fiscal Year	General Obligation Bonds	Ad Valorem Tax Supported	Total	Percent of Actual Value of Taxable Property	Per Capita
2008-09	2,080,329	22,615,000	24,695,329	0.45%	171.91
2009-10	1,595,592	20,355,000	21,950,592	0.36%	140.25
2010-11	1,085,608	17,310,000	18,395,608	0.65%	268.78
2011-12	555,428	15,930,000	16,485,428	0.53%	238.21
2012-13	5,895,000	14,450,000	20,345,000	0.48%	213.63
2013-14	5,820,000	13,175,000	18,995,000	0.41%	189.05
2014-15	19,000,000	12,530,000	31,530,000	0.48%	222.08
2015-16	49,355,000	2,165,000	51,520,000	0.89%	491.34
2016-17	41,935,000	3,655,000	45,590,000	0.72%	416.43
2017-18	54,285,000	2,650,000	56,935,000	0.89%	542.20

CITY OF SAN ANGELO
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2018
(UNAUDITED)

Governmental Unit	Debt Outstanding	As of	Estimated Percentage Applicable a	Estimated Share of Overlapping Debt
Debt Repaid With Property Taxes				
San Angelo Independent School District	\$ 101,369,981	9/30/2018	100.00%	\$ 101,369,981
Tom Green County	57,980,000	9/30/2018	82.02%	47,555,196
Grape Creek Independent School District	11,197,784	9/30/2018	0.24%	26,875
Subtotal Overlapping Debt				\$ 148,952,052
City of San Angelo Direct Debt				b 69,270,000
Total Direct & Overlapping Debt				\$ 218,222,052

Sources: Taxable value used to estimate applicable percentages provided by Tom Green County Appraisal District.
Outstanding debt data provided by each governmental unit.

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This table estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

a The percentage of overlapping debt applicable is estimated using taxable property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable value that is within the City's boundaries and dividing it by each unit's taxable value.

b See Table 11 for details of the City's direct governmental activities debt.

Table 14

CITY OF SAN ANGELO
 PLEDGED-REVENUE COVERAGE
 LAST TEN FISCAL YEARS,
(UNAUDITED)

Fiscal Year	Water and Sewer Revenue Bonds					
	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2008-09	34,524,952	17,440,985	17,083,967	1,565,000	910,617	6.90
2009-10	37,806,196	23,878,347	13,927,849	1,630,000	835,431	5.65
2010-11	n/a	n/a	n/a	n/a	n/a	n/a
2011-12	n/a	n/a	n/a	n/a	n/a	n/a
2012-13	n/a	n/a	n/a	n/a	n/a	n/a
2013-14	n/a	n/a	n/a	n/a	n/a	n/a
2014-15	n/a	n/a	n/a	n/a	n/a	n/a
2015-16	n/a	n/a	n/a	n/a	n/a	n/a
2016-17	n/a	n/a	n/a	n/a	n/a	n/a
2017-18	52,780,139	22,260,705	30,519,434	1,000,000	1,856,083	10.69

CITY OF SAN ANGELO
DEMOGRAPHIC AND ECONOMIC STATISTICS,
LAST TEN CALENDAR YEARS
(UNAUDITED)

Calendar Year	Population	Personal Income	Per Capita Income	Unemployment Rate
	a	b	b	c
2008	91,880	2,997,768,760	32,627	4.0%
2009	92,149	3,062,019,121	33,229	6.2%
2010	93,200	3,432,742,400	36,832	6.5%
2011	93,759	4,377,977,000	38,592	6.4%
2012	95,887	4,620,116,000	40,152	5.3%
2013	97,492	4,753,332,000	40,779	5.1%
2014	98,975	5,187,009,000	43,791	4.2%
2015	100,450	5,273,593,000	44,072	3.1%
2016	100,702	5,158,024,000	43,004	4.4%
2017	100,119	5,121,700,000	42,847	3.7%

Sources: **a** U.S. Census Bureau.

b U.S. Department of Commerce, Bureau of Economic Analysis for the San Angelo Metropolitan Statistical Area

c San Angelo Chamber of Commerce.

Table 16

CITY OF SAN ANGELO
PRINCIPAL EMPLOYERS,
CURRENT YEAR AND NINE YEARS AGO
(UNAUDITED)

Employer	Fiscal Year 2017-18			Fiscal Year 2008-09		
	Number of Employees	Rank	Percent of Total Employment	Number of Employees	Rank	Percent of Total Employment
Goodfellow Air Force Base	5,127	1	11.43%	6,648	1	15.90%
Shannon Health System	2,712	2	6.04%	2,250	2	5.38%
San Angelo Independent School Dist.	1,973	3	4.40%	2,051	3	4.91%
Angelo State University	1,625	4	3.62%	1,477	4	3.53%
City of San Angelo	936	5	2.09%	953	5	2.28%
San Angelo State Supported Living Cener	950	6	2.12%			
San Angelo Community Medical Center	720	7	1.60%	857	7	2.05%
Ethicon (Johnson & Johnson)	650	8	1.45%	650	10	1.55%
SITEL, Inc.	602	9	1.34%	744	9	1.78%
Tom Green County	514	10	1.15%	755	8	1.81%
Verizon			0.00%	900	6	2.15%
	<u>15,809</u>		<u>35.24%</u>	<u>17,285</u>		<u>41.34%</u>
Total San Angelo Employment	<u>44,874</u>			<u>41,806</u>		

Sources: San Angelo Chamber of Commerce
Texas Workforce Commission

CITY OF SAN ANGELO
FULL-TIME EQUIVALENT CITY EMPLOYEES BY DEPARTMENT
LAST TEN FISCAL YEARS
(UNAUDITED)

	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
Full-time-Equivalent Employees										
General Government										
City Manager	5.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0	7.0	7.0
Legal, City Clerk	7.0	7.0	7.0	7.0	9.0	9.0	8.0	8.0	9.0	10.0
Real Estate	2.0	2.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Public Information	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Development Corporation	4.0	4.0	4.0	3.0	3.0	2.0	2.0	2.0	0.0	0.0
Human Resources	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Building Maintenance	6.0	6.0	6.0	7.0	7.0	6.0	6.0	3.0	2.0	2.0
Construction Management	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	0.0	0.0
Emergency Management	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
City Health Insurance	2.0	1.0	1.0	1.0	1.0	1.0	1.0	6.0	10.0	10.0
Risk Management	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0
Administration										
Finance, Accounting	12.0	12.0	12.0	12.0	12.0	13.0	13.0	12.0	14.0	13.0
Information Services	6.0	7.0	5.0	5.0	5.0	6.0	6.0	6.0	6.0	6.0
Communications	1.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0
Purchasing	3.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	4.0	3.0
Municipal Court	32.0	32.0	33.0	34.0	33.0	33.0	34.0	32.0	36.0	35.5
Water Billing and Receipts	9.0	9.0	9.0	8.0	8.0	8.0	8.0	8.0	20.5	20.5
Vehicle Maintenance	17.0	17.0	17.0	18.0	17.0	17.0	19.0	19.0	19.0	19.0
Public Safety										
Police	207.0	203.0	199.0	199.0	199.0	197.0	199.0	191.0	196.0	195.0
Public Safety Communications	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	26.0	26.0
Fire / Ambulance	176.0	176.0	169.0	169.0	169.0	169.0	169.0	169.0	169.0	169.0
Fire Prevention	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Community Development / Planning										
Planning	13.0	13.0	13.0	11.0	13.0	12.0	12.0	12.0	13.0	13.0
Engineering	15.0	15.0	15.0	7.0	8.0	8.0	8.0	8.0	8.0	8.0
Permits and Inspection	12.0	14.0	13.0	13.0	12.0	12.0	12.0	12.0	12.0	12.0
Code Compliance	6.0	6.0	6.0	7.0	9.0	7.0	7.0	7.0	7.0	7.0
911 Addressing	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Neighborhood & Family Services	4.0	4.0	4.0	4.0	5.0	6.0	6.0	6.0	6.0	6.0
Public Works										
Operations	7.0	7.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Traffic / Signal	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0
Street and Bridge	37.0	37.0	33.0	27.0	27.0	27.0	27.0	27.0	46.0	46.0
Airport	13.0	13.0	13.0	13.0	14.0	14.0	14.5	14.5	13.0	13.0
Water	107.0	108.0	109.0	113.0	112.0	113.0	114.0	116.0	108.0	105.0
Sewer	39.0	39.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0	38.0
Storm Water	23.0	23.0	21.0	22.0	21.0	24.0	24.0	21.0	0.0	0.0
Health and Social Services										
Administration	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Animal Control	12.0	13.0	13.0	12.0	12.0	12.0	12.0	16.0	16.0	16.0
Nursing/Immunization	3.0	2.0	2.0	3.0	3.0	4.0	5.0	5.0	5.0	6.0
Environmental Health	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
BRLHO	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Bioterrorism	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.0
WIC	14.0	14.0	15.0	15.0	17.0	14.0	18.0	18.0	18.0	18.0
Social Services	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	6.0
Parks and Recreation										
Parks	49.0	49.0	49.0	46.0	46.0	47.0	47.0	52.0	53.7	57.7
Texas Bank Sports Complex	9.0	9.0	9.0	9.0	9.0	10.0	9.0	7.0	0.0	0.0
Recreation	8.0	7.0	7.0	7.0	7.0	7.0	10.0	9.0	13.0	12.0
Nutrition	1.0	5.0	5.0	5.0	5.0	4.0	4.7	4.7	4.7	4.7
Golf Course	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	3.5
Civic Events	12.0	12.0	12.0	12.0	12.0	12.0	12.0	13.0	13.0	13.0
Fort Concho	12.0	14.0	14.0	14.0	14.0	13.0	13.0	13.0	14.0	14.0
Fairmount Cemetery	6.0	6.0	6.0	6.0	6.0	6.0	6.0	7.0	7.0	9.5
State Office Building	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Total Full-time-Equivalents	953.5	959.5	942.5	926.5	930.5	928.5	943.7	941.7	969.9	968.9

Source: City of San Angelo Operating Budget

*Real Estate was previously reported under the Legal, City Clerk

Table 18

CITY OF SAN ANGELO
OPERATING INDICATORS BY FUNCTION / PROGRAM
LAST TEN FISCAL YEARS
(UNAUDITED)

FUNCTION / PROGRAM	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
<u>General Government</u>										
Building Permits Issued	7,761	7,337	6,797	7,256	8,219	8,036	8,129	8,430	7,800	8,524
<u>Health and Human Services</u>										
Animals Registered	1,948	1,942	2,146 **	9,552	9,581 *	1,352	600	992	1,494	1,067
<u>Police</u>										
Number of Arrests	4,410	4,159	4,273	5,755	6,458	6,367	6,213	6,741	8,127	7,725
Calls for Service	106,417	92,977	95,966	97,233	102,966	98,076	89,198	89,876	101,003	106,004
<u>Fire / Ambulance</u>										
Fire responses	7,926	7,901	6,997	7,454	8,694	6,766	6,280	6,494	6,632	6,228
Ambulance Responses	13,812	13,663	12,761	12,224	12,543	12,070	11,658	11,325	10,571	10,135
Fire Marshall Inspections	1,803	2,088	2,418	2,759	3,110	2,807	3,750	4,142	3,730	3,110
<u>Municipal Court</u>										
Parking Violations	777	1,240	1,183	1,630	1,782	1,859	1,800	2,377	2,371	2,133
Traffic Cases	26,200	20,379	19,860	20,078	23,688	20,731	22,872	22,319	23,548	21,947
Criminal Cases	4,340	5,240	4,613	4,803	6,124	7,485	7,961	10,321	9,206	11,893
<u>Water</u>										
Number of Customers	34,868	34,829	35,320	36,269	35,373	34,175	32,845	31,885	31,721	31,618
Average Daily Consumption (millions of gallons)	12.10	11.90	10.04	8.81	9.15	9.84	11.28	14.00	13.93	13.47
<u>Sewer</u>										
Average Daily Treatment (millions of gallons)	7.87	7.67	8.42	8.55	8.20	7.94	8.46	8.35	8.22	9.08
Number of connections	37,617	42,465	37,247	33,656	31,113	30,880	30,342	29,473	28,920	28,883
<u>Parks, Recreation and Nutrition</u>										
Number of Acres Maintained	590	590	555	695	695	695	695	723	616	595
Number of Meals Served	31,547	35,994	36,013	30,696	33,709	36,945	38,873	43,061	47,316	44,478
<u>Coliseum, Auditorium, Convention Center</u>										
Number of Events-Coliseum	109	39	140	128	141	124	134	132	84	84
Number of Events-Auditorium	-0- #	-0- #	-0-	-0-	-0-	-0-	-0-	-0-	-0-	68
Number of Events-Convention Center	361	480	396	602	449	546	448	476	590	351

Source: City of San Angelo Operating Budget

*Began reporting City Wide registrations in 2014 vs Animal Shelter only registrations

** Began micro chip instead of registration in March 2016

Table 19

CITY OF SAN ANGELO
CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM
LAST TEN FISCAL YEARS
(UNAUDITED)

FUNCTION / PROGRAM	Fiscal Year									
	2017-18	2016-17	2015-16	2014-15	2013-14	2012-13	2011-12	2010-11	2009-10	2008-09
<u>Number of Fire Stations</u>	8	8	8	8	8	8	8	8	8	8
<u>Public Works</u>										
Miles of Streets	1,183	1,178	1,689	1,160	1,149 *	707	539	533	530	526
Miles of Alleys	175	174	174	173	287	283	205	205	203	203
Number of Street Lights	5,520	5,536	5,536	5,446 **	7,212	7,194	7,214	7,119	6,882	n/a
<u>Water</u>										
Miles of Water Mains	789	757	752	756	754	750	672	656	655	653
Number of Fire Hydrants	3,101	3,090	3,051	3,036	3,030	2,965	2,933	2,713	2,703	2,698
<u>Sewer</u>										
Miles of Storm Sewers	13.8	13.8	13.5	15.91	13.02	13.02	4.9	4.9	4.9	4.9
Miles of Sanitary Sewers	491	491	489	484	484	481	471	457	456	456
<u>Parks</u>										
Number of Acres	590	590	555	555	555	555	695	723	616	595
Number of Playgrounds	16	17	18	18	18	18	26	37	29	29
Number of Tennis Courts	16	17	18	18	18	18	20	20	20	20
Number of Recreation Centers	5	5	5	5	5	5	5	5	5	5
Number of Sports Complexes	6	7	7	7	5	5	5	5	5	5

*Began reporting lane miles in 2014 vs standard miles

** Began reporting only street lights that are owned by the City in 2015
Parks

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Jon James, Director of Planning & Development Services, Planning and Development Services, x1180

Meeting Date: August 20, 2019

Item type: Consent Item

Caption:

Second reading and public hearing considering an amendment to the City's Land Development and Subdivision Ordinance, Chapter 1 "General Provisions"; Chapter 3 "Definitions"; Chapter 5 "Procedural Requirements for Subdivisions"; Chapter 6 "Guarantee of Performance"; Chapter 9 "Subdivision Design Policies"; and Chapter 11 "Water Facilities" (Jon James)

Summary/History:

The Planning Division recently undertook a review of the Land Development and Subdivision Ordinance to provide clarity on when a subdivision plat is required; exceptions to platting; when a plat gets recorded and expires; types of performance guarantees and deferral options; and an overall cleanup of language.

The proposed text amendment changes were presented to the Development Task Force on May 10, 2018. These amendments were considered at the June 18, 2018 Planning Commission meeting and tabled for further discussion.

Based on the discussion from the June 2018 meeting, and subsequent meetings with interested members of the development community, staff brought revisions to the July 16, 2018 Planning Commission meeting. The Commission tabled this item again and staff subsequently held multiple additional meetings with interested citizens to try and resolve areas of disagreement.

The resulting ordinance amendments are the culmination of this process, which achieved a unanimous approval recommendation from the Planning Commission.

Financial Impact:

N/A

Other Information/Recommendation:

The Planning Commission recommended APPROVAL of these amendments at their June 17, 2019 meeting by a vote of 4-0 with Chair Stribling, and Commissioners Uherik, Smith, and Jackson voting in favor.

Attachments:

1. Subdivision Ordinance Changes - Staff Report Memo Memo_Council_SubdOrd_Ch. 1, 3, 5, 6, 9, 11.docx
2. LDSO Chapters 1 3 5 6 9 11 Ordinance LDSO Chapters 1 3 5 6 9 11 Ordinance (Legal Approved).docx
3. Subdivision Ordinance Changes - Exhibit A19-0449_PL_SUBDIVISION_CHAP_1_3_5_6_9_11_ORD_REDLINE (redline) (Approved by Legal).pdf

Presentation:

Jon James

Approvals/Reviews:

Jon James	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

MEMO

**Meeting**

Date: August 6, 2019

To: City Council

From: Jon C. James, AICP
Planning & Development Services Director

Request: Public hearing and consideration of an amendment to the City's Land Development and Subdivision Ordinance:

- Chapter 1 "General Provisions,"** requiring platting for the combining of land, exempting adjacent single-family residential lots under common ownership from replatting, and revising the floor area exception for properties with existing buildings;
- Chapter 3 "Definitions,"** removing redundant language from the definition of subdivision;
- Chapter 5 "Procedural Requirements for Subdivisions,"** modifying expiration of plats;
- Chapter 6 "Guarantee of Performance,"** creating a deferral of obligation option and extension of performance guarantees with a developer's agreement;
- Chapter 9 "Subdivision Design Policies"** allowing the deferral of drainage studies and authorizing the City Engineer as their approval authority; and
- Chapter 11 "Water Facilities"** regarding installation of service connections.

Background:

The Planning Division recently undertook a review of the Land Development and Subdivision Ordinance to provide clarity on when a subdivision plat is required; exceptions to platting; when a plat gets recorded and expires; types of performance guarantees and deferral options; and an overall cleanup of language. The proposed text amendment changes were presented to the Development Task Force on May 10, 2018. These amendments were considered at the June 18, 2018 Planning Commission meeting and tabled for further discussion. Based on the discussion from the June 2018 meeting, and subsequent meetings with interested members of the development community, staff brought revisions to the July 16, 2018 Planning Commission meeting. The Commission tabled this item again and staff subsequently held multiple additional meetings with interested citizens to try and resolve areas of disagreement.

The following is a summary of the most significant changes proposed. Minor changes including grammatical edits, reorganizing and renumbering sections can be found in full in the exhibit attached to the ordinance.

Based on meetings with interested members of the development community, staff believes that the only outstanding issue where there is any disagreement is the issue of preliminary plat expiration (Chapter 5, subsection F). Staff initially recommended a 3 year expiration, consistent with most of our peer cities, while some in the development community preferred a 10 year expiration. While staff still supports the 3 year expiration, we have recommended in this draft a 5 year expiration as a compromise, which to our understanding is generally acceptable to the development community and was recommended for approval by the Planning Commission.

Changes/revisions for the June 17, 2019 Planning Commission Meeting:

- **Clarified language regarding water service connections in Chapter 11.1.B.2.** This addressed concerns regarding circumstances where a deferral of the water service connections might be appropriate by authorizing the Public Works Director, or designee, to defer this requirement to a later stage of the development process.

Changes/revisions for the May 20, 2019 Planning Commission Meeting:

- **Clarified language regarding shifting a lot line based on a parallel offset with replatting in Chapter 1.A.2.d.** This addressed concerns with the original wording raised in meetings with the development community.
- **Added two-family lots to the proposed plat exception for multiple adjacent lots in Chapter 1, A.6.** The original proposal was to exempt from platting multiple adjacent lots under common ownership for single-family homes. This expands that to include two-family dwellings as well.
- **Allows for combination of multiple lots under common ownership without a plat if certain conditions are met in Chapter 1, A.7.** There was a concern with requiring a full replat for multiple properties under common ownership. This new provision allows those lots to be combined without a replat as long as no public dedication is required and no public improvements are needed (or where there is a development agreement to provide any required improvements). In addition, the property owner must file a form in the County deed records indicating the merger of the lots.
- **Clarified that no preliminary plat is required when the entirety of the parent tract is included in a final plat in Chapter 5, A.2.**
- **Cleaned up the performance agreement language in Chapter 6, A.**

Changes/revisions presented at the July 16, 2018 Planning Commission Meeting:

Chapter 1 - General Provisions:

- **Exempting adjacent single-family residential lots under common ownership from replatting.** There are many circumstances in the City where a single-family home is located on multiple adjacent platted lots. This provision clarifies that replatting would not be required in these circumstances *for up to 3 lots (originally for up to 2 lots as presented on June 18).*
- **Revising the floor area exception for properties with existing buildings.** The current ordinance requires unplatted properties to be platted if there an expansion of greater than 50% of building floor area within a 12-month period. This tends to penalize single-family residential properties with smaller footprints and effectively exempts larger-scale, non-residential. The proposed changes will require platting where an expansion exceeds 25% (except for single-family residential). Expansions without platting will be limited to 5,000 square feet annually, preventing properties with larger buildings from exemptions simply because they have a larger footprint. Single-family residential properties will continue to be required to plat only if there is an increase in floor area of 50% of floor area, *or 1,000 square feet, which is greater (the 1,000-square foot provision was added to allow smaller homes to expand up to 1,000 square feet without being penalized for having a lesser floor area than larger homes).*

Chapter 5 – Procedural Requirements for Processing Subdivisions:

- **Modifying expiration dates for plats and preliminary plats.** Initially, preliminary plats were proposed to be extended an additional 5 years only if an associated final plat is approved. *The proposed change will address a concern raised at the previous meeting to allow an additional 5 years so long as progress towards completion of the project is being made. "Progress" includes several possibilities, which are consistent with the state law requirement regarding "dormant projects". Some in the development community prefer a 10 year expiration timeframe, but Planning Staff believe that the five year provision is more appropriate.*

A review of nine comparable cities in Texas showed that 5 of those cities have an expiration of 1 year or less (Midland, Odessa, Lubbock, Big Spring, and Waco), 3 cities have an expiration of 2 years (Abilene, Amarillo, and Wichita Falls), and one city has an expiration of 5 years (Temple).

Changes as presented to June 18, 2018 Planning Commission Meeting:

Chapter 1 - General Provisions:

- **Include “combining separate land parcels” as a subdivision action.** The current subdivision ordinance specifies platting is required for splitting a parcel into two or more lots, but is silent on *combining* lots. This new provision will provide clarity and ensure that a proposal to combine parcels will also require platting.
- **Exempting adjacent single-family residential lots under common ownership from replatting.** There are many circumstances in the City where a single-family home is located on two adjacent platted lots. This provision clarifies that replatting would not be required in these circumstances.
- **Revising the floor area exception for properties with existing buildings.** The current ordinance requires unplatted properties to be platted if there an expansion of greater than 50% of building floor area within a 12-month period. This tends to penalize single-family residential properties with smaller footprints and effectively exempts larger-scale, non-residential. The proposed change will require platting where an expansion exceeds 25% (except for single-family residential). Expansions without platting will be limited to 5,000 square feet annually, preventing properties with larger buildings from exemptions simply because they have a larger footprint.

Chapter 3 - Definitions:

- **Removing redundant language from the definition of “Subdivision.”** The current definition of “Subdivision” restates the exceptions from subdivision platting which are already described in Chapter 1.VI.A.2 Enforcement. Generally, it is preferable to use the definition section to simply define the term and leave the exceptions within the body of the ordinance. In addition, these exceptions are being moved to Chapter 1.V Applicability as they relate to the applicability, rather than enforcement, of plat requirements.

Chapter 5 – Procedural Requirements for Processing Subdivisions:

- **Modifying expiration dates for plats and preliminary plats.** The current subdivision ordinance outlines specific times for recording and expiration of preliminary plats, final plats and replats, and administrative plats (final or replats):
 - **Administrative plats** currently expire after 6 months from the approval date, often leaving insufficient time for the applicant to fulfill approval conditions. The proposed amendment would increase this window to 12 months.
 - **Final plats and replats (non-administrative)** currently expire after 18 months unless a guarantee for all improvements is extended up to an additional 18

months (3 years total) by City Council. The new provision will allow these plats a full three years to be recorded with no need for an extension. Similarly, performance guarantees will now be valid up to 3 years instead of 18 months, or longer with the development agreement option (see Chapter 6 changes).

- **Preliminary plats** currently have no expiration, and are required to be reviewed by the Planning Commission every 5 years. They cannot be repealed for 24 months after they are approved, or within 24 months after a final plat located within the boundaries of the preliminary plat is approved. Without an automatic expiration, many preliminary plats in the City have remained technically valid even though they may not be relevant to current development patterns. **The proposed change will have preliminary plats automatically expire after 5 years if there has been no progress towards project completion. Progress towards completion will extend the preliminary plat an additional 5 years from the date of the most recently applicable action. “Progress” includes a final plat application submitted, even if not yet approved; a good-faith attempt to file an associated permit; infrastructure facility costs of at least 5% of the appraised market value of the property; posting of fiscal security for performance; and payment of utility connection fees (see Chapter 5 below and in the attached text amendment).**

Chapter 6 – Guarantee of Performance:

- **Creation of a “Deferral of Obligation” option.** The current ordinance limits performance guarantees to performance bonds, letters of credit, and cash or cashier’s checks. The proposed amendment will allow a development agreement as an alternative. Such an agreement will allow a plat to be recorded with the agreement acting as security for required improvements. This option will be at the discretion of the City and will generally be used to allow deferral of required improvements from the subdivision plat to a later phase of development, such as per a site plan or building permit.
- **Extension of performance guarantees beyond three years with a development agreement.** The current ordinance limits performance guarantees for up to the three years (18 months with an 18-month extension by City Council). The proposed amendment would simplify this by removing the requirement for an extension and simply limiting performance guarantees to 3 years. In addition, this adds the clarification that a deferral through a development agreement may extend beyond 3 years.

Chapter 9 – Subdivision Design Policies

- **Deferral of drainage studies and City Engineer as approval authority.** The current ordinance states that a drainage study may be required and approved by City staff with a review by the Director of Public Works. The proposed amendment allows a deferral of this study to a subsequent stage of development, and references the City Engineer as this approval authority as per current practice.

AN ORDINANCE OF THE CITY OF SAN ANGELO TEXAS, AMENDING CHAPTER 12 “PLANNING AND DEVELOPMENT,” EXHIBIT “C” “LAND DEVELOPMENT AND SUBDIVISION ORDINANCE,” RELATING TO THE SUBDIVISION PROCESS BY AMENDING: CHAPTER 1 “GENERAL PROVISIONS” CHAPTER 3 “DEFINITIONS”; CHAPTER 5 “PROCEDURAL REQUIREMENTS FOR PROCESSING SUBDIVISIONS”; CHAPTER 6 “GUARANTEE OF PERFORMANCE”; AND, CHAPTER 9 “SUBDIVISION DESIGN POLICIES”; AND CHAPTER 11 “WATER FACILITIES”; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of San Angelo has adopted a Land Development and Subdivision Ordinance establishing a process for the development, subdivision, and platting of land within the corporate limits of the City and within its extra territorial jurisdiction; and,

WHEREAS, the ordinance provides a process for the subdivision of land that includes the authority and functions of the Planning Director, Planning Commission, and City Council in the subdivision and platting process;

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

Section 1. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 1 “General Provisions” Section V “Enactment and Effective Date” is renamed Section V “Applicability” and restated and amended as depicted in Exhibit A. Section VI “Enforcement” “B. Enforcement by Building Official”, “C. Enforcement by Denial of Public Services”, and “D. Enforcement by City Attorney” are renumbered as A, B, and C respectively, and restated and amended as depicted in Exhibit A.

Section 2. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 3 “Definitions” “Subdivision” is amended as depicted in Exhibit A.

Section 3. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 5 “Procedural Requirements for Processing Subdivisions” Section III “Stages of Development Review” “A. Major Subdivisions”, is amended as depicted in Exhibit A; “C. Administrative Subdivisions”, is amended as depicted in Exhibit A; and new subsections “E. Recordation and Expiration of Plats” and “F. Preliminary Plat Approval and Expiration” are added as depicted in Exhibit A.

Section 4. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 6 “Guarantee of Performance” Section I “Performance Agreement” and Section II “Types of Guarantee of Performance” are amended as depicted in Exhibit A.

Section 5. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 9 “Subdivision Design Policies” Section IV “Drainage” is amended as depicted in Exhibit A.

Section 6. Chapter 12 “Planning and Development,” Exhibit C “Land Development and Subdivision Ordinance” of the City Code of Ordinances, Chapter 11 “Water Facilities” Section I “Water Main Extensions” is amended as depicted in Exhibit A.

Section 7: 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 8: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the 6th day of August, 2019, and finally PASSED, APPROVED and ADOPTED on this the 20th day of August, 2019.

CITY OF SAN ANGELO

BY: _____
Brenda Gunter, Mayor

ATTEST:

Bryan Kendrick, City Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM

Jon James, Director of Planning and
Development Services

Theresa James, City Attorney

Amend Chapters 1, 3, 5, 6, 9 and 11 of the Land Development and Subdivision Ordinance as follows:

CHAPTER 1 GENERAL PROVISIONS

~~SECTION V: ENACTMENT AND EFFECTIVE DATE~~

~~This Ordinance shall take effect immediately upon adoption by the City Council. All plats, plans, construction drawings and other items submitted after the adoption of this Ordinance shall conform to these requirements. (1959 Code, title 9, ch. 4, ex. A)~~

SECTION V: APPLICABILITY

- A. Applicability. Any person undertaking the act of subdivision ~~as herein described~~, be it within the City limits of San Angelo or its extraterritorial jurisdiction, shall comply with the provisions of the LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS. ~~Subdivision shall include the act of into two or more parts for any one or more of the following purposes: (1) laying out any subdivision of said tract of land; (2) laying out any addition to the city; (3) laying out suburban lots, building lots, or other lots; (4) laying out streets, alleys, squares, parks or other parts of said tract of land to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to those streets, alleys, squares, parks or other said parts.~~ For purposes of this ordinance, subdivision shall include resubdivision or combination of parcels. The owner of a ~~tract~~parcel of land (within the limits of jurisdiction ~~for~~of this ordinance) who divides the ~~tract~~parcel or combines parcels shall have a plat prepared for approval by the City of San Angelo and subsequent recording with Official Public Records of Real Property, ~~the~~ Tom Green County ~~Clerk~~. Failure to comply with the provisions of this ordinance, except when subdivision is permitted by the following exceptions below, shall be unlawful:

1. ~~The proposed construction or improvement is situated on a tract~~ The parcel of land can be described as a portion of one or more original surveys and which has been conveyed by metes-and-bounds, but said ~~tract~~ parcel is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.
2. ~~The proposed construction or improvement is situated on a tract~~ The parcel of land can be described as a portion of a lot(s) on the most recently applicable plat(s) duly recorded with ~~the~~ Tom Green County ~~Clerk~~, provided that:
 - a. No increase in the number of lots occurs;
 - b. No reorientation of lots occurs;

- c. All resulting parcels ~~lots~~ meet minimum requirements of the zoning ordinance; and
 - d. The boundary of any lot portion can be described by an offset of a platted lot boundary. Each offset must be a single parallel offset of a lot boundary as shown on the applicable plat.
- 3. ~~The proposed construction or improvement is situated on a tract. The parcel of land was created considered a subdivision by some instrument other than a duly recorded plat, but said subdivision occurred~~ as a result of judicial decree or will.
- 4. ~~The proposed construction or improvement is situated on a tract. The parcel of land is~~ comprised of one or more parcels ~~lots, as owned,~~ which are smaller than lot(s) on the most recently applicable plat(s) duly recorded with ~~the~~ Tom Green County ~~Clerk,~~ but said division of lot(s) resulted solely from the acquisition of right-of-way by a political subdivision for public purposes.
- 5. ~~The proposed construction or improvement is situated on a tract. The tract of land is~~ greater than five acres, where each such tract has access to a public street and where no public improvement (including streets and utilities) is to be dedicated.
- 6. The parcel of land can be described by no more than three platted lots that are adjacent and under common ownership and used for single-family or two-family residential purposes.
- 7. Two or more lots under common ownership may be combined without a replat provided that all of the following conditions are met:
 - a. A replat of the property would not require the dedication or removal of any public rights-of-way or easements.
 - b. The combined property is less than or equal to one acre in size or if the combined property is greater than one acre in size, a replat of the property would not require construction of any public improvements. Alternatively, a Performance Agreement on a form approved by the City, may be submitted guaranteeing all required improvements upon future development of the property.
 - c. The owner(s) agree, on a form approved by the City and filed with Official Public Records of Real Property, Tom Green County, that the merged lot may not be divided in the future unless a valid subdivision plat authorizing such division is approved and filed per the requirements of this ordinance.

- d. Two or more platted lots joined together pursuant to this subsection shall be considered one joined lot for purposes of this chapter.

SECTION VI: ENFORCEMENT

~~A.— Applicability. Any person undertaking the act of subdivision as herein described, be it within the City limits of San Angelo or its extraterritorial jurisdiction, shall comply with the provisions of the LAND DEVELOPMENT AND SUBDIVISION ORDINANCE OF THE CITY OF SAN ANGELO, TEXAS. Subdivision shall include the act of dividing a tract of land into two or more parts for any one or more of the following purposes: (1) laying out any subdivision of said tract of land; (2) laying out any addition to the city; (3) laying out suburban lots, building lots, or other lots; (4) laying out streets, alleys, squares, parks or other parts of said tract of land to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to those streets, alleys, squares, parks or other said parts. For purposes of this ordinance, subdivision shall include resubdivision. The owner of a tract (within the limits of jurisdiction for this ordinance) who divides the tract shall have a plat prepared for approval by the City of San Angelo and subsequent recording with the Tom Green County Clerk, except when subdivision is permitted by exception specified elsewhere herein this ordinance. Failure to comply with the provisions of this ordinance, except when subdivision is permitted by exception specified elsewhere herein this ordinance, shall be unlawful.~~

(Note: Moved to the New Chapter 1, Section V.A.)

~~BA.~~ Enforcement by Building Official. ~~No~~A building permit shall not be issued until after a valid plat has been recorded. The Building Official shall only be authorized to issue permits for construction or improvement of any structure located within one or more entire lots which are under single ownership or control, and which are represented on a plat duly recorded with Official Public Records of Real Property, Tom Green County Clerk, except as specified in Chapter 1, Section V of this ordinance or except in the following instances:

~~1.—~~ Tracts of land characterized by any one of the below listed descriptions shall ~~be considered a subdivision by some instrument other than a duly recorded plat. Except as otherwise allowed by exceptions specified in the following subsection VI.B.2, the Building Official shall not be authorized to issue permits for construction or improvements on any such tracts characterized by one or both of the following descriptions:~~

~~a.— one or more lots, as owned, which are smaller than or configured differently from lot(s) represented on the most recently applicable plat duly recorded with the Tom Green County Clerk;~~

~~b.— portions of original surveys (as established by the State of Texas General Land Office) which are conveyed by metes and bounds description, unless said tract proposed for building construction is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.~~

~~2. Permits may be issued by the Building Official for construction or improvement of structures on a tract other than a lot in a duly recorded subdivision, as identified in the preceding subsection VI.B.1, under the following conditions:~~

~~a.1.~~ Installation of any sign, support, fence or other structure which is not intended or designed to shelter or enclose persons or movable property of any kind.

~~b.2.~~ Alterations, repairs or remodeling made to any existing structure.

~~c.3.~~ Construction of additional building floor area (detached from or attached to any building already existing on the same ~~tract~~ parcel) which does not exceed more than:

~~a.~~ 50% of floor area or 1,000 square feet, whichever is greater, within existing buildings on the same ~~tract~~ parcel for single-family residential, or

~~b.~~ 25% of floor area within existing buildings on the same parcel for all other development types, as long as such additions shall not occur more than once in any 12-month period, nor exceed 5,000 square feet annually.

~~d. The proposed construction or improvement is situated on a tract described as a portion of one or more original surveys and which has been conveyed by metes and bounds, but said tract is documented to be the exact same size and configuration as one which existed at that location on or before July 5, 1950.~~ (Note: Moved to the New Chapter 1.V.A.1.)

~~e. The proposed construction or improvement is situated on a tract described as a portion of lot(s) on the most recently applicable plat(s) duly recorded with the Tom Green County Clerk, provided that:~~

~~(1) no increase in number of lots occurs;~~

~~(2) no reorientation of lots occurs;~~

~~(3) all resulting lots meet minimum requirements of the zoning ordinance; and~~

~~(4) the boundary of any lot portion can be described by an offset of a platted lot boundary.~~ (Note: Moved to the New Chapter 1.V.A.2.)

~~f. The proposed construction or improvement is situated on a tract considered a subdivision by some instrument other than a duly recorded plat, but said subdivision occurred as a result of judicial decree or will.~~ (Note: Moved to the New Chapter 1.V.A.3.)

~~g. The proposed construction or improvement is situated on a tract comprised of one or more lots, as owned, which are smaller than lot(s) on the most recently applicable plat(s) duly recorded with the Tom Green County Clerk, but said division of lot(s) resulted solely from the acquisition of right-of-way by a political subdivision for public purposes.~~ (Note: Moved to the New Chapter 1.V.A.4.)

~~h. The proposed construction or improvement is situated on a tract which includes all or part of an abandoned street or alley, in addition to all or portions of lot(s) represented on a duly recorded plat, and the characteristics of that tract would otherwise allow the Building Official to issue a permit for construction or improvement of any structure.~~

~~i. The proposed construction or improvement is situated on a tract greater than five acres, where each such tract has access to a public street and where no public improvement (inc. streets and utilities) is to be dedicated.~~ (Note: Moved to the New Chapter 1.V.A.5.)

~~C.B.~~ Enforcement by Denial of Public Services. The City of San Angelo shall withhold new or expanded service of any type, including but not limited to utility connection and street maintenance, from ~~tracts~~ parcels which are characterized by any one of the following descriptions:

1. Within a subdivision for which no plat is duly recorded with ~~the~~ Official Public Records of Real Property, Tom Green County ~~Clerk~~, and within which the Building Official would not be authorized to issue permits for construction or improvement of any structure in accordance with exceptions itemized in subsection VI.B.2 of this Chapter 1 or
2. Within a duly recorded subdivision for which improvements have not been completed to standards required by the subdivision ordinance that was in effect at the time the subdivision plat was approved, unless the current ordinance requirements are less stringent and for which an appropriate financial guarantee of performance has not been accepted by the City of San Angelo.

~~D.C.~~ Enforcement by City Attorney. The City Attorney is authorized and directed to take appropriate action in district court to enjoin any violation of this ordinance.

CHAPTER 3 DEFINITIONS

SUBDIVISION: The division of land into two or more parts for any one or more of the following purposes: laying out a subdivision of the tract; laying out an addition to the city; laying out suburban lots, building lots, or other lots; or laying out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other said parts. The term subdivision shall include resubdivision, combining of parcels of land, or the laying out of two or more spaces for lease or rent for Mobile Home Park, Manufactured Housing Park or Recreational Vehicle Park. ~~however, this definition shall expressly exclude the division of property in the following situations:~~

~~A. The division of property by judicial decree or will.~~

~~B. The division of property solely by virtue of abandoning a street or alley, or solely by the acquisition of right of way by a political subdivision for public purposes.~~

~~C. The resubdivision of lots already represented on a recorded plat or replat, wherein all the following characteristics are present:~~

~~1. no increase in the number of lots occurs;~~

~~2. no reorientation of lots occurs;~~

~~3. all resulting lots meet minimum requirements of the zoning ordinance; and~~

~~4. any new boundary of a tract resulting from said resubdivision can be described by an offset of a platted lot boundary.~~

SUBDIVIDER: An individual or entity that creates a subdivision and may include the owner and developer of a parcel of land.

CHAPTER 5 PROCEDURAL REQUIREMENTS FOR PROCESSING SUBDIVISIONS

SECTION III: STAGES OF DEVELOPMENT REVIEW

A. Major Subdivisions.

2. Preliminary Plat. The preliminary plat shall be submitted to the City Planning Commission for approval before consideration of a final plat intended for future recording with the Tom Green County Clerk. However, a preliminary plat shall not be required when the entirety of a parent tract is included in a final plat. Preliminary plats will not be reviewed by the City Planning Commission, until such plats are officially accepted by the Planning Department. Plats not accompanied by an official application and not containing all proper requisite information will not be accepted for review. Either the preliminary plat itself or an accompanying map shall illustrate the total contiguous tract(s) of land owned by or under the control of the subdivider, even if only a portion of the tract-tracts are intended for subdivision by a final plat. A boundary survey will not be required, but the boundaries of land intended to be submitted as a final plat shall be dimensioned and accurately drawn to scale, and so shall the boundaries of all contiguous land owned by, or under the control of, the subdivider (if more extensive than the area intended for final subdivision). Boundary data from recorded deeds shall be used, whenever appropriate. The preliminary plat shall be prepared by a qualified professional, trained and experienced in subdivision design.

~~d. — Duration of approval. Preliminary plat approval shall be effective until said preliminary plat is repealed by the City Planning Commission or City Council, as appropriate, after a public hearing on the matter is conducted by that body responsible for the plat's initial approval. A preliminary plat shall not be repealed: (1) for a period of 24 months after the date on which the City Planning Commission or City Council, as appropriate, approved the original preliminary plat or an applicable revision thereof; or (2) for a period of 24 months after approval of a final plat showing any section of land encompassed by the original preliminary plat or an applicable revision thereof. Preliminary plats which are subject to repeal should generally be reviewed by the City Planning Commission every five (5) years in order to analyze each one's compliance with current subdivision regulations and effect upon other existing and proposed land developments.~~

~~Approval of a revised preliminary plat (for all or portions of land represented on a previously approved preliminary plat) shall also~~

~~have the effect of repealing the previously approved preliminary plat or applicable portion thereof.~~

C. Administrative Subdivisions.

3. Recording of Plats. After administrative approval has been granted by the Planning Director, the final plat may be filed for record with ~~the~~ Official Public Records of Real Property, Tom Green County, in accordance with procedures set forth in Section II, Chapter 7 of this ordinance. ~~If the plat is not filed for recording with the Tom Green County Clerk within a period of six (6) months following administrative approval, said approval shall expire and be no longer valid, unless an additional six-month period of validity is authorized in writing by the Planning Director.~~

E. Recordation and Expiration of Plats

1. Administrative plats – Administrative plats shall be filed for recording with Official Public Records of Real Property, Tom Green County, within a period of twelve calendar months from approval, or the approval shall expire, no longer be valid, and the plat shall not be recorded.
2. Final Plats and Replats – If any final plat or replat (not classified as an administrative subdivision) has not been filed for record with Official Public Records of Real Property, Tom Green County, within a period of three years from its approval by the Planning Commission or City Council, approval of such plat shall expire, no longer be valid, and the plat shall not be recorded.

F. Preliminary Plat Approval and Expiration.

1. After approval has been granted by the Planning Commission, a preliminary plat will remain valid for a period of five years. An approved final plat within the area of the preliminary plat will extend the period of validity by an additional five years from the date of final plat approval. After this time, the approval shall expire, no longer be valid, and the preliminary plat shall automatically expire, unless additional progress towards completion of the project has occurred, in which case the preliminary plat will remain valid for five years from the date of the most recent applicable action indicating such progress. All preliminary plats in effect on the date of this ordinance shall automatically expire 5 years from the effective date of this ordinance, unless progress toward completion of the project has occurred during that time period, in which case the preliminary plat

will remain valid for five years from the date of the most recent applicable action indicating such progress.

2. Progress towards completion of the project shall include any one of the following:

a. an application for a final plat or plan is submitted to the City;

b. a good-faith attempt is made to file with the City an application for a permit necessary to begin or continue towards completion of the project;

c. costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;

d. fiscal security is posted with the City to ensure performance of an obligation required by the City; or

e. utility connection fees or impact fees for the project have been paid to the City.

CHAPTER 6 GUARANTEE OF PERFORMANCE

SECTION I: PERFORMANCE AGREEMENT

A. Procedure. The ~~Department of Public Works~~City Engineer and Planning Director shall recommend to the Planning Commission and the City Council site improvements, such as roads, ~~and~~ sewer mains, and water lines, required before final approval has been granted. ~~When site improvements are required, the subdivider shall execute a performance agreement with the City of San Angelo, to be filed with the Engineering Services Department of Public Works.~~ Site improvements that are to be incorporated into the ~~developer's subdivider's performance~~Performance Agreement shall be reviewed and acted upon by the ~~City Council~~Planning Commission along with the final plat. ~~The performance agreement shall consist of a statement by the subdivider that he/she agrees to provide all the site improvements specified by the performance agreement and required by the City Code or state or federal law and approved by the Department of Public Works City Engineer and Planning Director, or designees, on a form approved by the City Attorney or designee. The performance agreement shall be in substantially the same form as the sample on file in the Engineering Services Department of Public Works.~~

C. Recording of Plat.

1. Construction of Improvements. If, within a period of three years after the final plat has been approved by the Planning Commission or City Council, the subdivider has constructed and has had all required improvements accepted by the Department of Public Works, the Planning Department shall release the final plat to be filed in ~~the deed and plat records, Official Public Records of Real Property of the Tom Green County.~~
2. Guarantee of Improvements. Within a period of three years after the final plat has been approved, if all site improvements have not been completed, but a Performance Agreement and suitable security adequate to guarantee construction of ~~covering these~~ uncompleted improvements has been filed with and accepted by the Department of Public Works, ~~including through a development agreement ensuring future construction,~~ the Planning Department ~~of Planning~~ shall release the plat for recording.
3. Performance Agreement. ~~The Performance Agreement shall consist of a statement by the subdivider that the subdivider agrees to provide all of the incomplete site improvements specified for approval of the final plat and required by the City Code or state or federal law and approved by the City Engineer and Planning Director, or designees, on a form approved by the City Attorney or designee. The Performance Agreement shall be in substantially the form as the~~

sample on file in the Engineering Services Department and shall be recorded in Official Public Records of Real Property of Tom Green County, Texas. A Performance Agreement may not be for a term exceeding three years from approval of the final plat, except with respect to a written agreement for deferral of developer's obligations for construction of designated improvements approved as provided for under Section II of this Chapter 6

~~No guarantee may be for a period of time exceeding three years, except through a development agreement. eighteen (18) months and no guarantee may be for a period of time extending beyond three (3) years from the date of such plat approval. However, for good cause shown, the City Council may grant an extension of time up to eighteen (18) months, provided that no extension be for a time beyond three (3) years from the date of such plat approval~~

~~Expiration of Approval. If any final plat (not classified as an administrative subdivision) has not been filed for record with the Tom Green County Clerk in accordance with one of the manners described above, within a period of (3) three years from its approval by the City Planning Commission or City Council, approval of such plat shall expire and be no longer valid. If the subdivider desires to resubmit the plat for reapproval, it shall be submitted in the same manner as for a previously unsubmitted plat.~~ (Note: Moved to Chapter 5.III.E.]

3. ~~Building Permit. No building permit shall be issued until the plat has been recorded. No water or sewer service or other utilities shall be connected to a structure until the subdivision improvement[s] have been completed and accepted by the City.~~ (Note: Now covered in Chapter 1, Section VI.A. and VI.B.)

SECTION II: TYPES OF GUARANTEE OF PERFORMANCE

A. Performance Bond. A performance bond ~~will~~must be executed by a surety company, licensed to do business in the State of Texas, in an amount equal to the cost estimate of all uncompleted and unaccepted improvements required by these regulations. Such cost estimate ~~will~~shall include an inflation factor based upon a locally recognized construction cost index, as approved by the Department of Public Works. The performance bond shall be substantially in the same form as the bond instrument on file in the Department of Public Works. Any deviations from this form ~~shall~~must be approved by the City Attorney. The City Manager is authorized to sign acceptance of the bond instrument on behalf of the City of San Angelo.

B. Letter of Credit. The subdivider shall provide an irrevocable letter of credit in an amount equal to the cost estimate of all uncompleted and unaccepted site improvements required by these regulations. Such cost estimate is to include an inflation factor based upon a locally recognized construction cost index, as approved by the Director of Public Works. The letter of credit, properly executed, shall be in substantially the same form as the sample letter of credit on file in the Department of Public Works. Any deviation from this form shall be approved by the City Attorney.

C. Cash or Cashier's Check. The subdivider shall provide the City cash, or a cashier's check, in an amount equal to the cost estimate of all uncompleted and unaccepted site improvements required by these regulations. Such cost estimate is to include an inflation factor based upon a locally recognized construction cost index, as approved by the Department of Public Works. Upon completion of the required site improvements and their acceptance by the Department of Public Works, the amount will be refunded to the subdivider by the City.

D. Deferral of Obligation. The obligation for any uncompleted and unaccepted site improvements required by a Performance Agreement and these regulations, including the posting of security for developer's guarantee of performance, may be deferred until application for a subsequent development permit for a lot or a phase of the development, or to coincide with a future capital improvement project, or other deferral as approved, at the sole discretion of the City upon written request of the property owner or at the City's initiative. Any such deferral of obligation under the Performance Agreement shall be by provision in the Performance Agreement or amendment thereto, specifying the infrastructure improvements for which the obligation is deferred, the time period for which completion of the described improvements is deferred, and the individual and entity parties responsible, in a form approved by the Planning Director, City Engineer, and the City Attorney.

CHAPTER 9 SUBDIVISION DESIGN POLICIES

SECTION IV: DRAINAGE

A. Requirements. The Planning Commission shall not recommend for approval any plat that does not make adequate provision for stormwater drainage. Possible actions that may be required include, but are not limited to, the following:

5. Drainage Studies. Compliance with City Code of Ordinances, Chapter 12, Article 12.05 "Stormwater Management" ordinance is required. The developer may be required to provide hire an engineer to prepare a preliminary and final drainage report studies prepared by a licensed engineer for review and approval by the City staff Engineer. The Director of Public Works study should include an study examination of the runoff alterations of each proposed subdivision on existing off-site downstream drainage facilities outside the area of the subdivision. Local government drainage studies, together with such other studies as could may be pertinent, should serve as a guide to needed on-site and off-site drainage system improvements alterations and/or improvements. Where it is anticipated that the additional runoff produced or caused by the development of the subdivision will overload an existing downstream drainage facilities, the Director of Public Works City Engineer may recommend that the City withhold approval of the subdivision final plat until provision has been made for compliance with stormwater management requirements the improvement of said potential condition in such a manner as the Director of Public Works City Engineer shall determines to be adequate and sufficient. No A subdivision plat shall be approved that does not satisfactorily provide for containment and/or conveyance of until all on-site and off-site interior and exterior stormwater runoff shall not be finally approved by the Planning Commission or City Council except if deferred as herein provided. is satisfactorily contained or conveyed. The required drainage studies, and associated improvements, may be deferred to a later stage of the development process at the discretion of the City Engineer as provided at Section II, Chapter 6 of this Ordinance.

CHAPTER 11 WATER FACILITIES

SECTION I: WATER MAIN EXTENSIONS

B. Installation Requirements.

2. Service Connections. Service connections shall be provided for each lot or parcel of land requiring service. This requirement may be deferred to a later stage of the development process at the discretion of the Director of Public Works or designee as provided at Section II, Chapter 6 of this Ordinance.



City Council

Date: August 20, 2019





Biannual

JANUARY 2019 – JUNE 2019



Revitalization/Downtown Development



Old Central Firehouse Bed & Brew
200 S. Magdalen



Façade with firehouse doors
1st floor: Brew - Coffee/Beer/Wine gathering area
2nd floor: Bed & Breakfast (4 room area)
Quasi-museum with fire house artifacts



Revitalization/Downtown Development



AR Beauty Bar:
Salon



Wone Solar:
Professional
Service



Revitalization/Downtown Development



8 E. Concho (Serenity's Trading Post)
Construction by JP Brookeson



Revitalization/Downtown Development



Helen's Bistro & Bakery
Chapter 2: Bakery



Larry's Garage: Bar & Grill



New Businesses

Business	Service	Location
AR Beauty Bar	Salon	10 E. Concho Ave.
Aurora's Creations	Event Planning	308 N. Chadbourne St.
Helen's Bistro: Chapter 2	Deli, Café	33 W. Beauregard Ave.
Larry's Garage Bar & Grill	Sports Bar	607 S. Chadbourne St.
Old Central Firehouse Bed & Brew	Bed & Breakfast Hotel	200 S. Magdalen St.
Pop of Color	Art Gallery, Venue, Gift Shop	602 Orient St.
Wone Solar	Solar Service	208 N. Chadbourne St.



TIRZ PROJECTS

Total Awarded Amount
\$254,000

Amount Awarded	Address	Business Name	Incentives Received
\$60,000	101 S Chadbourne	Fuentes Café Downtown	Fire Sprinkler System and Façade/Secondary Egress/Fire 
\$50,000	200 S Magdalen	Old Central Firehouse Bed & Brew	Sprinkler System 



TIRZ PROJECTS

Amount Awarded	Address	Business Name	Incentives Received
\$14,000	305 W Twohig	Dean & Dean Attorneys at Law	Facade
\$30,000	8 E Concho	Serenity's Trading Post	Facade



TIRZ PROJECTS

Amount Awarded	Address	Business Name	Incentives Received	
\$30,000	6 E Concho	-----	Facade	
\$70,000	123 N. Chadbourne	Buffalo Soldier Art Gallery	Façade/ Fire Sprinkler System	 



Reinvestment Summary

Number of projects	7
Total Expenditures	\$10,240,715.00
Number of buildings/property sold	15
Total Expenditures	\$2,541,000.00
TOTAL REINVESTMENT	\$12,781,715.00



Combined Sales & Mixed Beverage Tax

2018-2019 Combined Quarterly Sales & Mixed Beverage Tax Report								
Time Period	San Angelo	% Change 2018-2019	CBD	% Change 2018-2019	% of Total	Main Street	% Change 2018-2019	% of Total
2019 1st Quarter	5,388,096	51%	175,892	27%	3%	421,382	11%	8%
2019 2nd Quarter	5,229,720	-1%	182,425	2%	3%	327,079	-23%	6%
2019 3rd Quarter	5,215,512	8%	150,403	-9%	3%	392,622	-5%	8%
2019 4th Quarter	-	0%	-	0%	0%	-	0%	0%
<i>Combined 1st-4th</i>	<i>15,833,327</i>		<i>508,720</i>			<i>1,141,083</i>		<i>5%</i>
2018 1st Quarter	3,557,635		138,682			379,984		
2018 2nd Quarter	5,278,568		178,318			426,714		
2018 3rd Quarter	4,821,446		165,080			413,224		
2018 4th Quarter	5,155,608		175,318			445,824		
<i>Combined 1st-4th</i>	<i>18,813,257</i>		<i>518,716</i>			<i>1,665,747</i>		
1st Qtr \$ Change 2018-2019	1,830,461		37,210		3.26%	41,398		8%
1st Qtr % Change 2018-2019		51%		27%			11%	
2nd Qtr \$ Change 2018-2019	(48,848)		4,107		3%	(99,635)		6%
2nd Qtr % Change 2018-2019		-1%		2%			-23%	
3rd Qtr \$ Change 2018-2019	394,066		(14,678)		3%	(20,603)		8%
3rd Qtr % Change 2018-2019		8%		-9%			-5%	
4th Qtr \$ Change 2018-2019	(5,155,608)		(175,318)		0%	(445,824)		#DIV/0!
4th Qtr % Change 2018-2019		-100%		-100%			-100%	



MARKETING AND PROMOTIONS



Spring-Summer Issue 2019
Cover Page features theme “Giant”



2019 Craft Beer Experience



Paintbrush Alley
Party



A F“ewe” New “Ewes”



“Rambler”
Concho Valley
Transit District



“Ms Tam Eweniversity”
Texas A&M AgriLife
Research Center



“Meg”
GFAFB: 316 Training
Squadron

Sheep In Progress:

- AEP 1
- AEP 2
- GFAFB, 315 TRS
- Arroyo Grande Ranch
- Legend Jewelers
- Twin Mountain Fence
- Walmart, 29th St.



PROMOTIONS

3rd Thursday Downtown Stroll



FEATURED VENUE:
SAN ANGELO STEPHENS & CO. RESTAURANT
30 N. CHADBOURNE ST.
SABC is a strength and conditioning facility located in a beautiful well-located space. SABC believes that fitness is a lifestyle, not just a hobby. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

YOGA SAN ANGELO
30 N. CHADBOURNE ST.
San Angelo is a beautiful city and we want to share it with you. We offer a variety of yoga classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

BOA MADE FITNESS
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

ENDORPHIN CHAIRS
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

STEPHENS CENTRAL LIBRARY
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

LEAF IMPORTS
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

SAN ANGELO CROSBY
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

BACKPACK MUSIC
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

SMAC
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.



FEATURED VENUE:
Stephens Central Library
33 W. Beauregard Street
119 W. 1st Street
The Kendall Gallery features our Driven to Abstraction Art Show. This is an all-media show specializing in abstract style. This is coloring outside the box, so make sure you don't miss it.

San Angelo Museum of Fine Arts
1 Love Street
Galleries open until 9pm featuring their exhibit "Inside Out"

CAROL COOP GALLERY
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.



Featured Venue:
Casa Décor
30 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

The Stephens Library
33 W. Beauregard Ave
Greater San Angelo Crafts Guild members have examples of their work on display in the Library Lobby.

San Angelo Museum of Fine Arts
1 Love St.
The San Angelo Museum invites you to check out their new exhibit entitled, "Inside Out"

SAMFA Cancho Valley Woodturners Exhibit
The Coop Gallery- 427 S. Gates St.
Around 8 members of the Cancho Valley Woodturners will be exhibiting their remarkable creations. Each piece is unique, handmade, and there will be work available for purchase.

San Angelo Art Club
Kendall Art Gallery- 111 N. Chadbourne St.
The Kendall Art Gallery is featuring "Our Best Art" from very own artists and their unique talents. We hope to see our great artists here.

Asian American Assoc
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.



Featured Venue:
Association of Asian American Women
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

The Lions Club
30 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

San Angelo Museum of Fine Arts
1 Love St.
The San Angelo Museum invites you to check out their new exhibit entitled, "Inside Out"

SAMFA Coop Gallery
427 S. Gates St.
Around 8 members of the Cancho Valley Woodturners will be exhibiting their remarkable creations. Each piece is unique, handmade, and there will be work available for purchase.

Stango's Coffee Shop
221 S. Chadbourne St.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

San Angelo Art Club
Kendall Art Gallery- 111 N. Chadbourne St.
The Kendall Art Gallery is featuring "Our Best Art" from very own artists and their unique talents. We hope to see our great artists here.

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SAN ANGELO DOWNTOWN STROLL

FEATURED VENUES:

The Hampton's Mercantile
220A N. Chadbourne
A quality market that includes all things local, including local and fresh produce, home decor, antique furniture and gift items.

Fort Cancho National Historic Landmark- Bonanza 1st National Center 6305 Dallas
View US Cavalry soldiers and equipment displays from the McChesney Collection, one of the best available collections in the country.

Casa Décor
30 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

Association of Asian American Women (AAAW)
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

San Angelo Museum of Fine Arts
1 Love St.
The San Angelo Museum invites you to check out their new exhibit entitled, "Inside Out"

San Angelo Art Club
Kendall Art Gallery- 111 N. Chadbourne St.
The Kendall Art Gallery is featuring "Our Best Art" from very own artists and their unique talents. We hope to see our great artists here.

THURSDAY, MARCH 21, 2020

Summer Sensation

San Angelo Art Club
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

San Angelo Museum of Fine Arts
1 Love St.
The San Angelo Museum invites you to check out their new exhibit entitled, "Inside Out"

Association of Asian American Women
111 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

Stango's Coffee Shop
221 S. Chadbourne St.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

Road Run Studio
700 N. Chadbourne
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.

Stephens Central Library
33 W. Beauregard Ave
Greater San Angelo Crafts Guild members have examples of their work on display in the Library Lobby.

Casa Décor
30 N. CHADBOURNE ST.
We are going to be a fitness studio in the heart of downtown San Angelo. We offer a variety of fitness classes and personal training. Our approach is simple and effective with a focus on functional, performance, and recovery training.



UPCOMING PROMOTIONS

October 18-19:
2019 Brews Ewes &
BBQ
Featuring Kid's Q



OUTREACH



Ribbon Cutting
Ceremony: Old
Central Firehouse
Bed & Brew



ASU's International Art Exhibition
Exchange with Kajang, Malaysia



Historic Preservation Month
Proclamation



OUTREACH



OdomRD Dieticians Business
Incubator Graduation



Del Velasquez –ASU Business
School Presentation on Non-Profit
Management



Ribbon Cutting Ceremony
Aurora's Creations



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Bryan Kendrick, Previous - City Clerk, Human Resources/Risk Management,

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

Consideration of matters related to Request for Proposal HR-02-19:

1. Discussion of proposals submitted for benefits regarding Health/RX, Clinic, Dental, FSA, EAP, Vision, Post 65 Retiree Benefits, COBRA Administration, and Benefit Administration System
2. Consideration of selecting Benefit Providers, authorizing staff to negotiate contracts, and authorizing the City Manager to execute any related documents (Presentation made by Holmes Murphy Senior Client Service Consultant Julie Rickman and Human Resources Director Bryan Kendrick)

Summary/History:

The RFP was issued on June 6, 2019, with a closing date of July 11, 2019.

Holmes-Murphy Consultants evaluated the bids for presentation to the Insurance Review Committee.

The Insurance Review Committee was convened to assist in the RFP process. Members are: Michael Dane (ACM), Brian Dunn (Fire), Les Bird (Police), Joy Shelton (Permits), Keith Stinnett (Retiree), Bertha Trevino (Retiree), Teresa Special (Retiree), Theresa James (City Attorney), Julia Antilley (City Clerk), Tina Dierschke (Finance Director), Kimberly Holle (Budget Manager), Nolan Sosa (Purchasing Manager), and the HR staff.

The current vendors are as follows:

- Health and Rx = Aetna/Community
- Clinic = San Angelo Community Medical Center
- Dental = Delta Dental
- FSA = TASC
- EAP = Deer Oaks
- Vision=Superior Vision
- Post 65 Retiree Benefits = United American
- COBRA Administration = Payflex

Financial Impact:

Cost and/or savings to the Self-Insurance Fund (310) vary depending upon which bid is accepted by City Council.

Other Information/Recommendation:

Staff & Holmes Murphy will make final recommendations during presentation.

Attachments:

Presentation:

Powerpoint

Approvals/Reviews:

Bryan Kendrick

Theresa James

Brian Groves

Nolan Sosa

Tina Dierschke

Theresa James

Becky Dunn

Julia Antilley

Created/Initiated

Approved

Approved

Approved

Approved

Approved

Approved

Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Julia Antilley, City Clerk, City Clerk, 325-657-4405

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

Public hearing and first reading of an ordinance amending Chapter 2 "Administration and Personnel", Article 2.07 "Boards, Committees, and Commissions" (Presentation made by City Clerk Julia Antilley)

Summary/History:

The City Clerk and City Attorney's Offices have reviewed the Board Ordinance and recommend the following changes:

- adding a holdover provision allowing for a board member to serve until replaced in instances where the board member is needed to meet a quorum
- revising "meeting" generally from required monthly meetings to "called as needed" when necessary to conduct city business
- defining "meeting" as quarterly for the Civic Events Advisory Board

Financial Impact:

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 2019-08-20 (7c) Ordinance 2019-xx Boards & Commissions | 2019-08-20 (7c) Ordinance 2019-xx Boards & Commissions.docx |
|----|--|---|

Presentation:

Approvals/Reviews:

Julia Antilley	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Theresa James	Approved
Becky Dunn	Approved
Julia Antilley	Final Approval

ORDINANCE 2019-0xx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF SAN ANGELO, TEXAS AMENDING CHAPTER 2 "ADMINISTRATION AND PERSONNEL", ARTICLE 2.07 "BOARDS, COMMITTEES, AND COMMISSIONS", DIVISION 1 "GENERALLY" AND DIVISION 9 "CIVIC EVENTS"; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY OF SAN ANGELO:

- 1) THAT**, Chapter 2, Article 2.07, Division 1, Section 2.07.001 (1) "Appointment" and (7) "Meetings" are hereby amended as shown on Exhibit "A".
- 2) THAT**, Chapter 2, Article 2.07, Division 9 is hereby amended by adding Section 2.07.135 as shown on Exhibit "A".
- 3) THAT**, all remaining provisions not amended by this ordinance remain in full force and effect.
- 4) 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.

- 5) THAT**, this Ordinance shall be effective on, from, and after the date of its passage.

INTRODUCED on the 20th day of August, 2019, and finally **PASSED**, **APPROVED** and **ADOPTED** on this the 4th day of September, 2019.

THE CITY OF SAN ANGELO:

Brenda Gunter, Mayor

ATTEST:

Julia Antilley, City Clerk

APPROVED AS TO FORM:

Theresa James, City Attorney

Exhibit A

ARTICLE 2.07 BOARDS, COMMITTEES AND COMMISSIONS

Division 1. Generally

Sec. 2.07.001 Organization and Procedure. Unless otherwise required by statute or this article, all boards and commissions shall be governed as follows:

(1) *Appointment.* Members shall be appointed by a vote of City Council. One member shall be nominated by the mayor. Each of the six remaining member seats shall be designated for a single member district one through six respectively, to be filled by nomination of the councilmember representing the designated single member district. Should any nominee not secure at least four affirmative votes of councilmembers, the mayor or single member district city council member having made the nomination shall schedule a new nomination for vote of the council. In the event of quorum concerns, should a board member's replacement not be appointed upon the expiration of any term of a board member, then that board member shall holdover on the board until a qualified replacement board member has been appointed.

(7) *Meetings.* Each board shall meet as needed on a day to be selected by the commission and on other such occasions as may be called by the chairman or the City Council. Additional meetings may be called as needed. Meetings may be cancelled in months where there is no business to be transacted. All meetings shall be open to the public and held in accordance with the Texas Open Meetings Act. All meetings shall be held within the city limits.

Division 9. Civic Events Board

Sec. 2.07.135 Meetings. The board shall meet no more than quarterly or when directed by Council.

Secs. 2.07.136–2.07.145 Reserved.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving Z19-13, a rezoning from Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District on 0.482 acres located at 215, 217 and 219 S. Washington St., generally located at the northwest intersection of S. Washington St. and W. Twohig Ave. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

A request for approval of a rezoning from the Single Family Residential (RS-1) Zoning District to Two Family Residential (RS-2) Zoning District on the subject property. The applicant is remodeling an existing second residence that was built in 1954 and is wanting to rezone their lot to Two Family Residential in order to have the zoning match the use and to allow the remodeling to move forward.

When staff reviewed the existing neighborhood area the property directly to the south of the applicants property also had a second residence apartment built in the early 50's and staff contacted that property owner about joining the rezoning effort in order to have their use match the zoning. Section 310 of the Zoning Ordinance does not permit such use by right in the existing RS-1 zoning district but the RS-2 zone would accommodate the existing use. This older section of town has had multiple rezoning's for the very same purpose.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the rezoning, 4-0 vote.

Attachments:

- | | |
|---------------------|--|
| 1. Staff Report (Z) | Staff Report Z19-13 Zetzman CC revised.pdf |
| 2. Ordinance (Z) | ORD 19-13 Zetzman.docx |

Presentation:

Jon James

Approvals/Reviews:

Sherry Bailey	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

CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-13: Zetzman/COSA	
SYNOPSIS:			
A request for approval of a rezoning from the Single Family Residential (RS-1) Zoning District to Two Family Residential (RS-2) Zoning District on the subject property. The applicant is remodeling an existing second residence that was built in 1954 and is wanting to rezone their lot to Two Family Residential in order to have the zoning match the use and to allow the remodeling to move forward. When staff reviewed the existing neighborhood area the property directly to the south of the applicants property also had a second residence apartment built in the early 50's; staff contacted that property owner about joining the rezoning effort in order to have their use match the zoning. Section 310 of the Zoning Ordinance does not permit such use by right in the existing RS-1 zoning district but the RS-2 zone would accommodate the existing use. This older section of town has had multiple rezoning's for the very same purpose.			
LOCATION:		LEGAL DESCRIPTION:	
215, 217, & 219 S. Washington St.; generally located at the northwest corner of S. Washington St and W. Twohig Ave.		Lots 4, 5 & 6, Blk. 73, Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District 5 – Lane Carter Santa Rita Neighborhood		Single Family Residential (RS-1)	Neighborhood
			SIZE:
			0.482 acres
THOROUGHFARE PLAN:			
<u>South Washington Street</u> –Urban Major Collector Street, Required 60' min. ROW (60' Existing) Required 50' min. pavement width (36' Existing). <u>West Twohig Avenue</u>- Urban Local Street, Required 50' min. ROW (60' existing) Required 40' or 36' with a 4' sidewalk pavement width (36' with a 4' sidewalk existing)			
NOTIFICATIONS:			
24 notifications were mailed within a 200-foot radius on June 27, 2019. Two responses received in opposition from within the 200 foot radius, three submissions outside of the 200 foot radius in opposition, none in support.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from Single Family Residence (RS-1) Zoning District to Two Family Residence (RS-2) Zoning District			
PROPERTY OWNER/PETITIONER:			
Gerald Crisp - owner COSA/Amy Zetzman - applicants			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Additional Information: The applicant originally wanted to do some remodeling on the apartment located to the rear of the principal structure. In talking with staff about the status of the apartment built in 1954 the applicant was told it is considered a legal non-conforming use which restricts repairs and remodeling. The applicant was informed that an application to rezone would make the existing situation a legal use and allow the remodeling. Other properties in the older section of San Angelo have also rezoned to bring existing conditions into compliance with current zoning. In working with the original applicant staff approached the neighbor to the south who also had an existing apartment and asked if they would like to join in the application to coordinate their existing use with the correct zoning. In both cases the rezoning would not change the use since both properties currently have established two-family structures, but this action would simple make the zoning match the uses.

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 identifies this area as Neighborhood. The zone change proposed is compatible with that designation in that both single family and two family residential fit under the Neighborhood residential designation. Both are seen as neighborhood uses.
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 zone change is consistent with the existing residential zones in the area and the uses within the neighborhood. The older sections of San Angelo have always had a variety of structure types within the residential districts. As a result, the neighborhoods exhibit a checkerboard of uses approved over time.
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 zoning types. The west half of this block is zoned RM-1. The half block to the north are zoned RS-2 and CN. Then immediately to the north the remaining half blocks are zoned CG/CH. However, the blocks to the south and east are zoned RS-1. This rezoning would effectively make the applicants area a transitional block.
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 existing uses and compatible with those uses. Two family residential is seen as a neighborhood use and compatible with single family uses. This is demonstrated by the fact that these uses have been there for over 40 years.
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 rezoning is anticipated to have little adverse impact on the natural environment.

6. **Community Need.** **Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Allowing the site to rezone continues an already demonstrated need for individual small rental residences in the area 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 reflects a transitional development pattern which is in keeping with the older neighborhoods. This is common in older areas near the city center as they change and grow. This rezoning seeks to allow a balance to allow for mixed growth while allowing the transition to adaptable neighborhoods.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Single-Family Residential (RS-1) Zoning District to the Two-Family Residential (RS-2) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed rezoning request. She indicated that the applicant intends to utilize a separate structure as a second dwelling on the property. Mr. Bailey outlined Staff's rationale to approve the Rezoning on the grounds that the development is consistent with the Neighborhood designation in the City's Comprehensive Plan; that both structures were built in the 1940s and 1950s when joint use was allowed; that this is an older part of San Angelo with many separate apartments; and that this rezoning is similar to others in the neighborhood. Ms. Bailey indicated that Staff received one letter in favor and four in opposition, and that the opposition was mainly concerned with transient living.

Vice Chair Spano opened the meeting for public comment.

The applicant, Ms. Amy Zetzman, indicated that she is available for questions.

Ms. Sarah Andersen, a resident of South Bishop Street, expressed support for the request.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the Single Family Residence (RS-1) Zoning District to the Two Family Residence (RS-2) Zoning District. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for the City Council to **APPROVE** the Rezoning from the Single Family

Residential (RS-1) Zoning District to the Two Family Residential (RS-2) Zoning District.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Application

Photographs

Notification Map



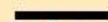
Aerial Location Map

Z19-13: Zetzman/COSA

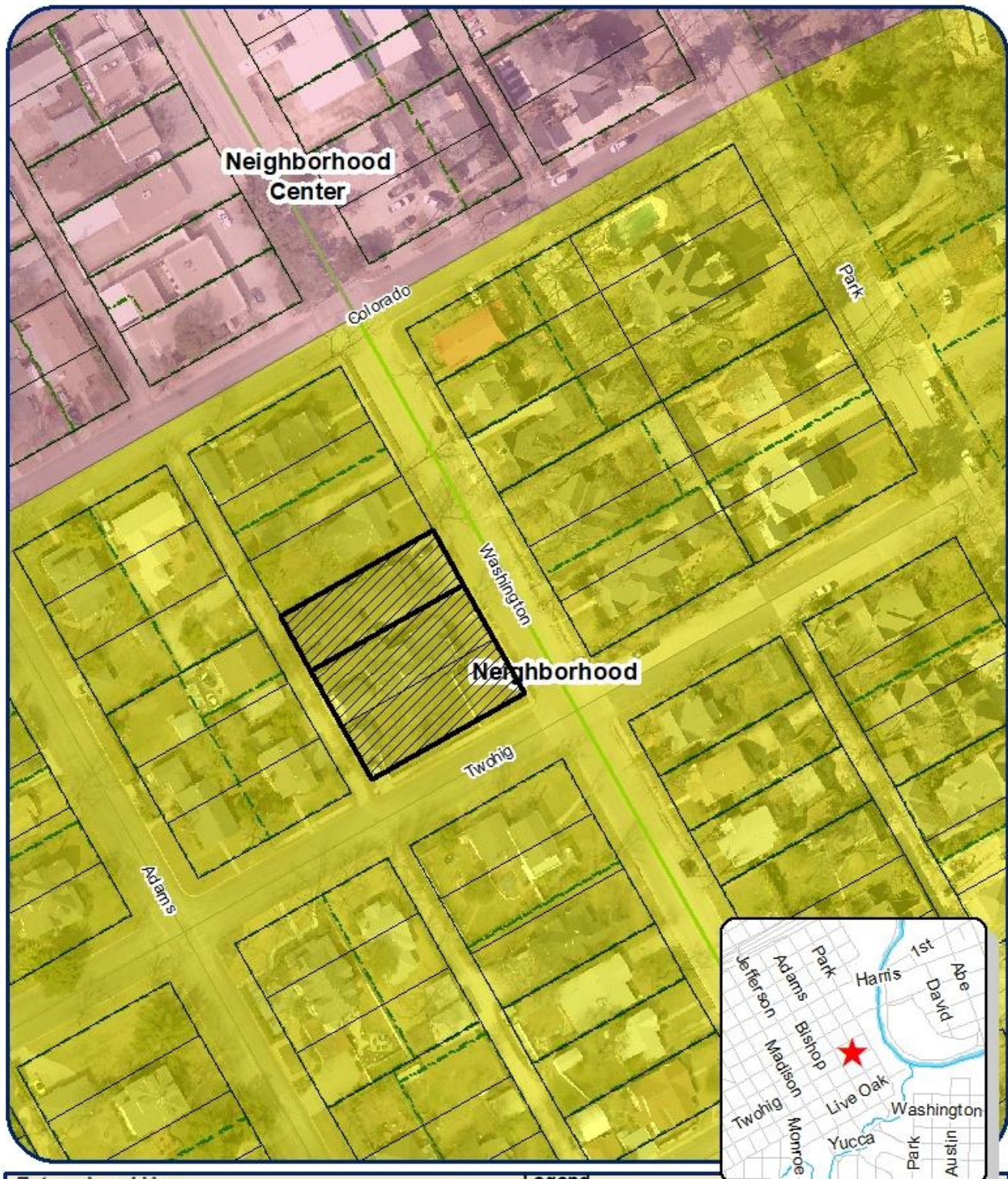
Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: 
Current Zoning: **Single Family Residential (RS-1)**
Requested Zoning Change: **Two Family Residential (RS-2)**
Vision: **Neighborhood**





Future Land Use

Z19-13: Zetzman/COSA

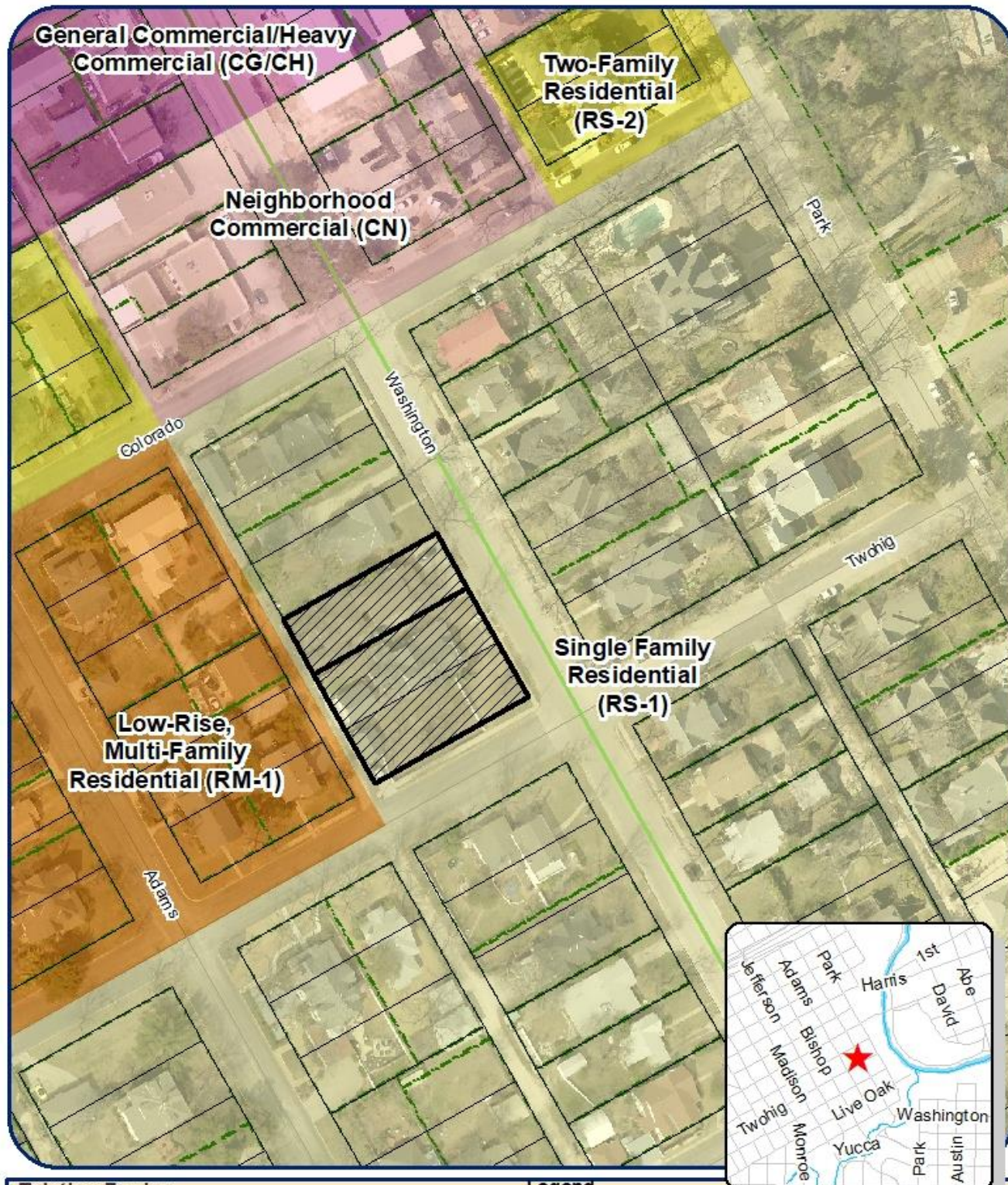
Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: 
Current Zoning: **Single Family Residential (RS-1)**
Requested Zoning Change: **Two Family Residential (RS-2)**
Vision: **Neighborhood**





Existing Zoning

Z19-13: Zetzman/COSA

Council District 5 - Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

215, 217 & 219 S. Washington St.

Legend

Subject Properties: **Single Family Residential (RS-1)**
Current Zoning: **Two Family Residential (RS-2)**
Requested Zoning Change: **Neighborhood**
Vision: **Neighborhood**



Photos



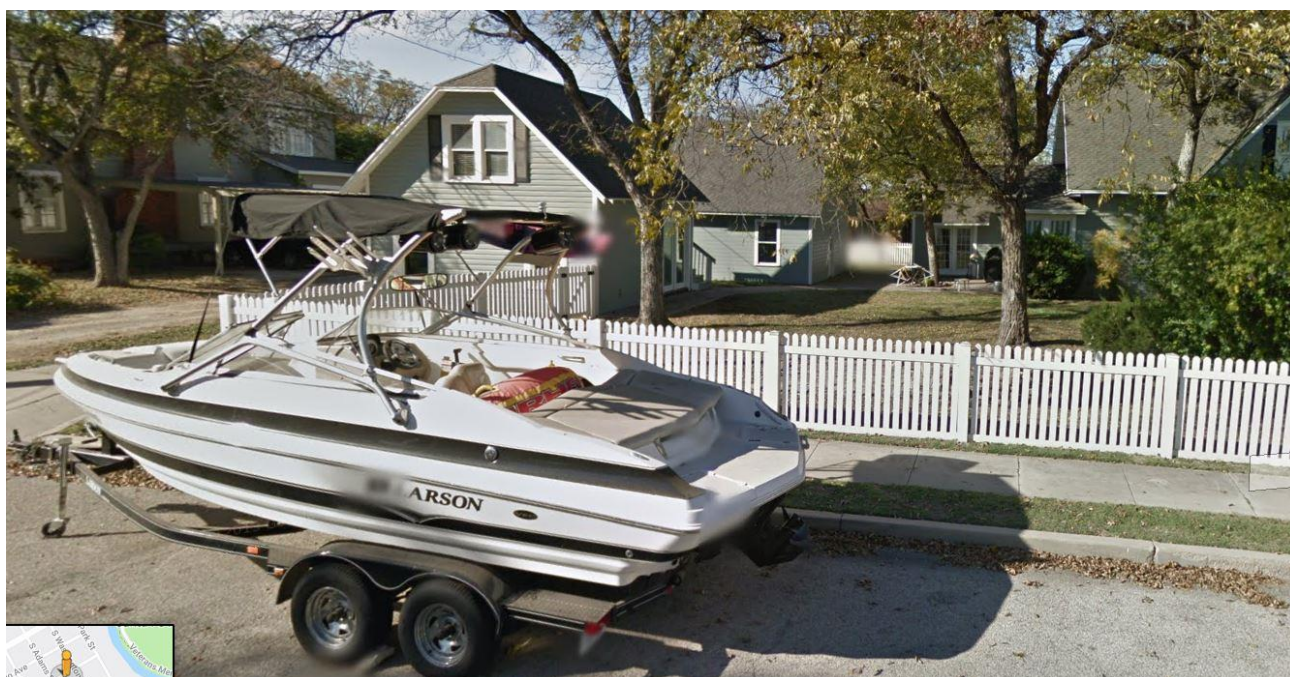
215 & 217 S. Washington St.



Close up of the back apartment



House at 219 S Washington



Existing apartment in the back

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): Amy Zetzman
☒ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 5210 Beverly Dr. City: San Angelo State: TX Zip Code: 76904
Contact Phone Number: 325-895-8030 Contact E-mail Address: amy.zetzman@gmail.com
Subject Property Address: 215+ 217 S. Washington City: San Angelo State: TX Zip Code: 76901
Legal Description (can be found on property tax statement or at www.tamgreencad.com): Lot 4, Block 73, Dallas Subdivision & Miles Addition No. 2 aka Angelo Heights Addition, City of San Angelo, Tom Green County, Texas, according to Map/plat Volume 4, pg. 322, T&C Plat records.
Existing Zoning: RS-1 Proposed Zoning: RS-2 (Gr RM) Lot size: 4,996 sq. ft.
(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: 2 ~~single~~ family dwellings, residential use only, used as rental properties.
*Proposed Use of Property: Same use - no change.
*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.

Amy Zetzman [Signature] Zetzman Investments, LLC 6/17/19
Owner Name (Print) Signature Company/Organization (If Applicable) Date

Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6/17/2019

Case No.: Z 19 -- 13

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ 625.00 Receipt #: 272983 Date paid: 6/17/2019

Sign Deposit \$37.50 #272987 Receipt #: 272985 Date paid: 6/17/2019

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: 7/15/2019 Date notifications due: ____/____/____

City Council hearing date: 8/20/2019 Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher Date: 6/17/2019

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.

The proposed zone change will be within the City's and surrounding areas best interest. There is already at least one known property that will benefit from the RS-2 zoning, in addition to myself. The change will simply give existing properties

more options in how they use their property, and potentially higher sale prices. This will also give owners more housing choices consistent w/ the plan, including diversified incomes and types of tenants/occupants

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

This was a pre-existing building that I believe was well w/ the applicable ordinances at the time it was built (legal non-conforming). It has plenty of ~~top~~ parking (2+ per unit - 5 total) and most set back provisions should fall w/ legal non-conforming.

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.

Property to the south has a detached apartment and the West side of the block is already RM-1.

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

The property has been used as 2 units for more than 30 years, and I would like for it's zoning to match.

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

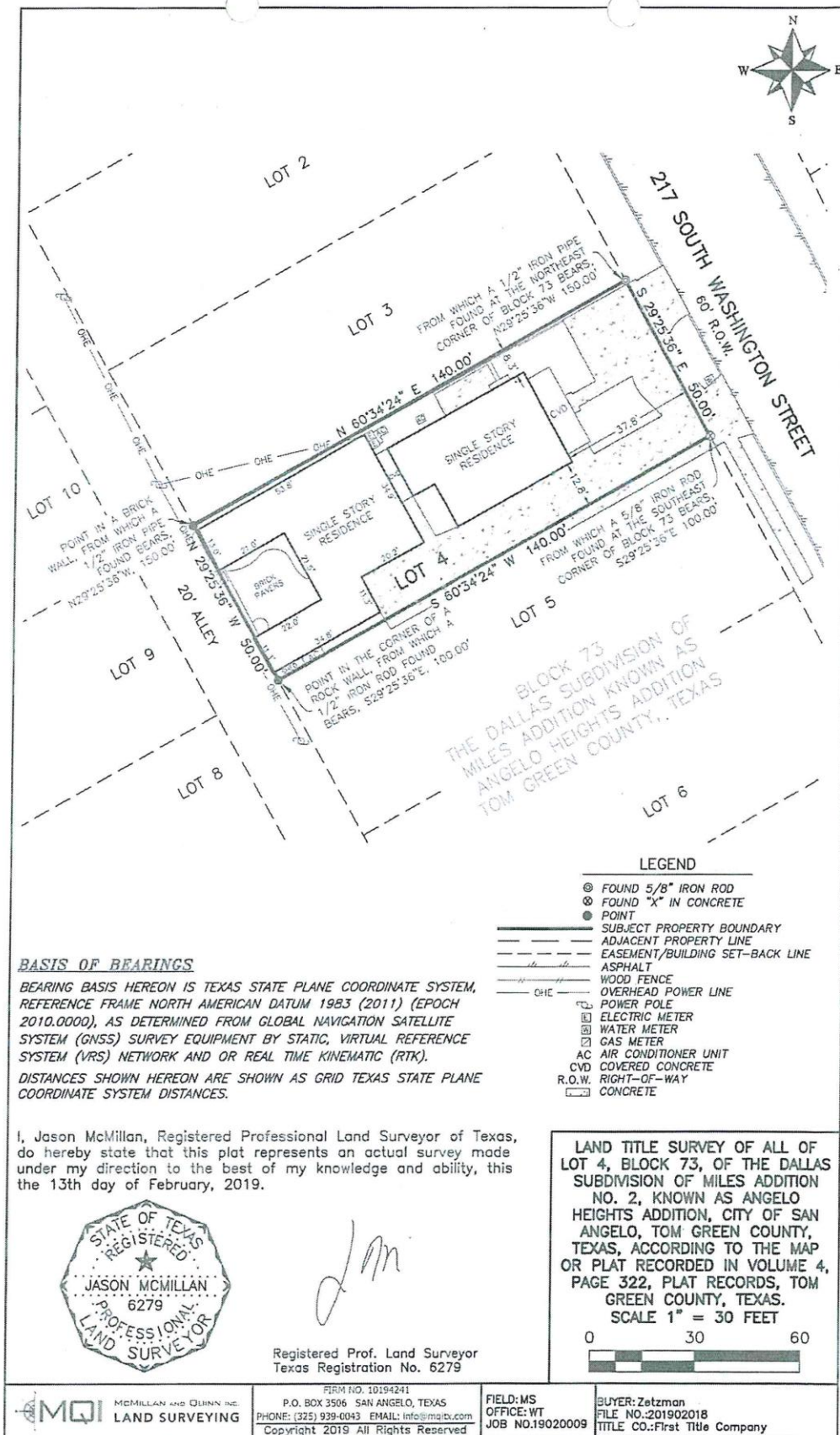
N/A

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

Supports the growing population of San Angelo, as well as encourage that population to move to and appreciate historic Santa Rita.

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.

*With ample parking, and the consistend use
of the property, there should be no
change in development pattern.*



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: _____

ADDRESS: _____

SIGNATURE: _____

Z19-13: Zetzman/COSA

Property owner number: 38

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X) IN OPPOSITION

REASON(S) TRAFFIC in Neighborhood!
We already had a CRACK House at
1125 Colorado (lot 32).

NAME: Adrian G. Hernandez

ADDRESS: 1125 Colorado

SIGNATURE: Adrian G. Hernandez

Z19-13: Zetzman/COSA

Property owner number: 21

If you have any questions about these proceedings, please call Hillary Bueker, with the City of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@cosatx.us.

TO BE FORMALLY ON RECORD IN FAVOR OR AGAINST THIS REQUEST, YOU MAY
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DIVISION AT 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X) IN OPPOSITION

REASON(S) _____

NAME: Debra Wilson

ADDRESS: 1120 W. Concho St.
San Angelo Texas 76901

SIGNATURE: Debra Wilson

Z19-13: Zetzman/COSA

Property owner number: 9

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(☒) IN OPPOSITION

REASON(S) _____

*Strongly opposed to more
potential parking in the street!*

NAME: _____

ADDRESS: _____

SIGNATURE: _____

Z19-13: Zetzman/COSA

Property owner number: 34

If you have any questions about these proceedings, please call Hillary Bueker, with the City of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(☒) IN OPPOSITION

REASON(S) _____

NAME: LAWRENCE WILLIAMS

ADDRESS: 1010 W. POWERS

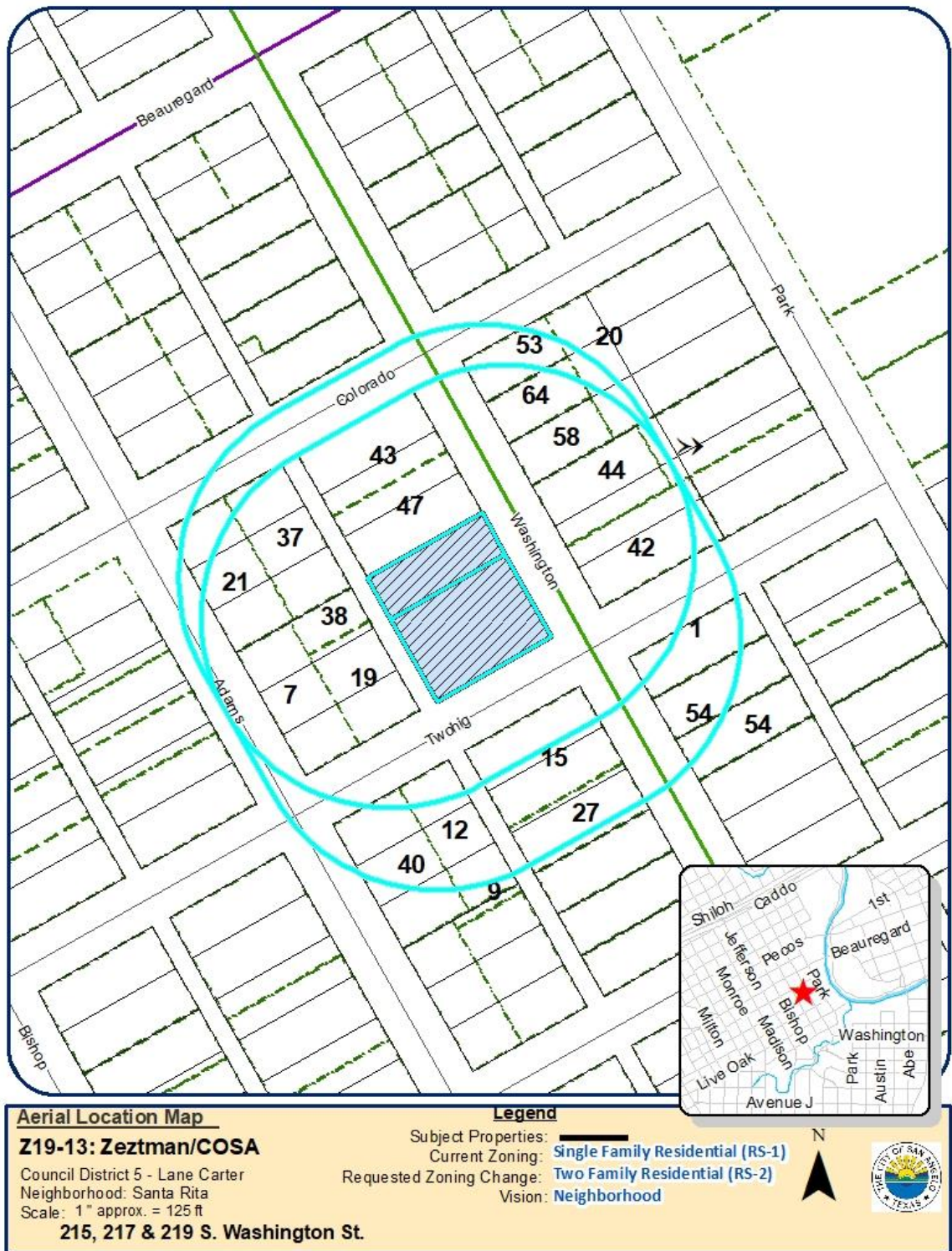
San Angelo, Tx 76901

SIGNATURE: 

Z19-13: Zetzman/COSA

Property owner number: 60

If you have any questions about these proceedings, please call Hillary Bueker, with the City
of San Angelo's Planning Division at (325) 657-4210 ext. 1546 or at sherry.bailey@cosatx.us.



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: **215, 217, AND 219 SOUTH WASHINGTON STREET GENERALLY LOCATED AT THE NORTHWEST CORNER OF SOUTH WASHINGTON AND TWOHIG AVENUE** compromising a total of 0.482 acres, FROM THE SINGLE-FAMILY RESIDENCE ZONING DISTRICT (RS-1) TO TWO-FAMILY RESIDENCE (RS-2) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19 -13: Zetzman

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 Two-Family Residence (RS-2) Zoning District; and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-13, 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 property permanently zoned TWO-FAMILY RESIDENCE (RS-2) Zoning District:

The real property located at 215, 217 & 219 s. Washington St., specifically being Lots 4, 5, & 6, Blk. 73, Angelo Heights Addition, City of San Angelo, Tom Green County, Texas.

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 **20th day of August, 2019**, and finally PASSED, on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

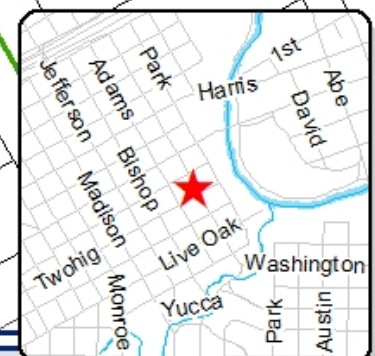
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



REZONING EXHIBIT "A"

Z19-13: Zetzman/COSA

Council District 5 - Lane Carter

Neighborhood: Santa Rita

Scale: 1" approx. = 100 ft

Lots 4, 5, & 6, Block 73, Angelo Heights Addition

Legend

Subject Properties: 

Current Zoning:

Single Family Residential (RS-1)

Requested Zoning Change:

Two Family Residential (RS-2)

Vision:

Neighborhood



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving Z19-14, a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located north of the Concho River, south of W. Harris Ave., east of Santa Fe Park Dr., and west of S. Randolph St. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The Planning Division has conducted a review of the current Central Business District (CBD) and recommends its expansion as per the attached maps. This expansion of the CBD is consistent with the City's Comprehensive Plan. Staff believe that the proposed expansion is appropriate for the area, reducing existing nonconforming businesses and structures, encouraging businesses to expand, creating new housing opportunities, and establishing more flexible zoning standards to encourage development and re-development in this area.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the Rezoning.

Attachments:

- | | |
|---------------------|--------------------------------|
| 1. Staff Report (Z) | CC Staff Report Z19-14 CBD.pdf |
| 2. Ordinance (Z) | Ordinance (Z19-14).docx |

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	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 –AUGUST 20 & SEPTEMBER 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-14: CBD	
SYNOPSIS:			
A request for approval of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District, on approximately 80 acres generally located North of the Concho River, South of West Harris Avenue, East of Santa Fe Park and West of South Randolph Street.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest Downtown		Being approximately 80 acres north of the Concho River, south of West Harris Avenue, east of Santa Fe Park and west of South Randolph Street, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Downtown Neighborhood		General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO) Low Rise Multi-Family Residential (RM-1)	Downtown
			SIZE:
			+/- 80 acres
THOROUGHFARE PLAN:			
<u>South Abe Street, South Koenigheim Street, West Beauregard Avenue</u> – Urban Major Arterial Streets, Required 80' min. ROW, Required 64' min. pavement width. <u>South David Street, West Twohiq Ave, West Concho Avenue</u> – Urban Local Streets, Required 50' min. ROW, Required 40' or 36' with a 4' sidewalk min. pavement width.			
NOTIFICATIONS:			
107 notifications were mailed within a 200-foot radius on June 26, 2019. Four received in support and One in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District.			
PROPERTY			
COSA			
STAFF CONTACT:			
Hillary Bueker Planning Manager (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

Additional Information: The Planning Division has conducted a review of the current Central Business District (CBD) and recommends its expansion as per the attached maps. Staff believe the proposed expansion is appropriate for the area, encouraging businesses to expand, new housing opportunities, and more flexible zoning standards to encourage development and re-development.

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 area has been identified as Downtown Future Land Use since the 2009 update to the City's Comprehensive Plan. The goal of the Downtown designation is to reinforce downtown San Angelo "as the principal commercial service and cultural center in the region." The Downtown policies include considering the expansion of CBD zoning in these areas to allow for greater variety of residential housing types, as well as the elimination of incompatible CG/CH zoning. Staff believes that the proposed CBD expansion will achieve all of these policy objectives. Extensive research and visits through the surrounding area confirm that all of the properties except one are comprised of uses already allowed by right in the CBD district. Eliminating the CG/CH zoning would protect nearby residential areas and retail commercial areas from incompatible forms of development that would be allowed in the heavy commercial portion of the CG/CH zone. Staff believes this will encourage new retail businesses, and more mixed-use (i.e. commercial with residential) development which is allowed in the CBD zoning district.
2. **Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The CBD zoning has additional benefits not allocated to other zoning districts which include a full exemption from parking requirements; full exemptions from front yard setback requirements (allow a building to have a setback of 0 feet from the front property line); floor area ratio of 3.2 (gross floor area of all buildings on a lot divided by the total lot area). These reduced standards allow re-development and expansion on downtown lots which may contain legal non-conforming structures that would otherwise not be able to meet current setbacks or parking requirements. Included in the staff report is an abbreviated use table to compare the allowed uses within the current zoning districts and the proposed Central Business District as well as a short sample of the development standards for each district.
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 is comprised of mixed uses of commercial and residential in the subject area. The existing development fits in with the existing mixed use development pattern, and would allow from continuation of existing businesses and household living.

4. **Changed Conditions. Whether and the extent to which there are changed conditions that require an amendment.** As indicated, the subject properties have been part of the Downtown Future Land Use designation since the 2009 Comprehensive Plan update, and were identified as part of the Future Land Use CBD Extension in the original 2003 Comprehensive Plan. Staff believes it is time to rezone these properties to CBD to be consistent with the Plan and to stimulate growth and investment in this area. The flexibility in the CBD standards, in particular exemption from parking and reduced setbacks, allow new development while still encouraging re-development.
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 rezoning is anticipated to have little to no adverse impact on the natural environment. Most of the redevelopment of this area would come from reuse and rehabilitation of existing structures.
6. **Community Need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.** Allowing this site to rezone to central business district would allow existing businesses to continue to serve the community while also allowing household living for an expanded mixed use area.
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 subject area is mixed with commercial and residential, approving the rezoning will allow the parcels to keep in continuity with the adjoining development in the area.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District on the subject properties. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Mrs. Bueker outlined the proposed CBD expansion area which would extend west of South Randolph Street, south of West Harris Avenue, east of Santa Fe Park, and north of the Concho River. She explained that the proposed CBD expansion was initiated by Staff based on consistency with the Downtown designation in the Comprehensive Plan; that it would benefit several property owners; and that responses so far have been positive. Mrs. Bueker displayed for the Commissioners an abbreviated use table that shows which uses in the Zoning Ordinance would be allowed by right in the CBD, and which ones would not be or require an extra step such as

vehicle repair where the customer does not wait or rental equipment of heavy equipment which requires a conditional use. She also outlined the development standards in the CBD district which does not require parking standards or front yard setbacks. She explained that these standards could save the historic and natural landscapes of homes in their front yards as they transition to mixed uses, and would allow new or redevelopment in line with existing buildings.

Mrs. Bueker outlined Staff's rationale to approve the Rezoning on the grounds that the CBD zoning would be consistent with the Downtown designation in the Comprehensive Plan; that reduced standards would allow re-development and expansion of structures that would have been non-conforming; that the rezoning would allow the mixed uses of the surrounding areas to continue; and that the CBD zoning could stimulate growth and reinvestment.

Commissioner Brooks asked to clarify that under the CBD zoning parking would not be required.

Mrs. Bueker responded this was correct.

Commissioner Brooks asked if Firestone would be allowed in CBD.

Mrs. Bueker responded this business would be a lawful conditional use since it was established before 2000. She explained that any new vehicle repair would require a new conditional use.

Vice Chair Spano opened the meeting for public comment.

Mr. Del Velasquez of Downtown San Angelo spoke in favor of the request. He explained that the Main Street boundaries are larger than the proposed CBD boundary but that he understood City staff will continue to look at these other boundaries.

Mrs. Bueker responded that Staff plans to look at a more expanded CBD boundary in future.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District. Commissioner Self seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for the City Council to **APPROVE** of a rezoning from the General Commercial (CG), General Commercial/Heavy Commercial (CG/CH), Neighborhood Commercial (CN), Office Commercial (CO), and Low Rise Multi-Family Residential (RM-1) Zoning Districts to the Central Business District (CBD) Zoning District.

Attachments:

Abbreviated Use Table
Development Standards
Aerial Map
Future Land Use Map
Zoning Map
Photographs
Notification Map
Resident Letters

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Residential							
Group Living	residential occupancy that does not meet the definition of "household living"	*	-	-	-	S	-
Household Living	residential occupancy of a dwelling by a "household"	*	A	C	C	C	A
Recovery Facility, Alcohol and Drug	residential programs that provide care and training or treatment for psychiatric, alcohol or drug problems	*	-	-	A	A	A
Institutional and Civic							
College	institutions of higher learning	*	-	-	A	A	A
Community Services	public, nonprofit, or charitable uses providing service to the community		C	A	A	A	A
Day Care	care, protection and supervision for children or adults on a regular basis	*	A	A	A	A	A
Detention Facilities	facilities for detention of incarcerated people		-	-	-	S	S
Golf Course, Golf Driving Range	facilities for golf, including practice areas	*	S	S	S	S	S
Hospital	medical or surgical care, with overnight care		-	-	C	C	C
Parks and Open Areas	natural areas consisting mostly of vegetative landscaping, outdoor recreation, gardens, etc.		A	A	A	A	A
Religious Institutions	meeting areas for religious activities		C	A	A	A	A
Safety Services	public safety and emergency services		C	A	A	A	A
School	kindergarten-grade 9 public or private		A	A	A	-	A
School	high school public or private		C	A	A	-	A
Special Event, Type 1	fund-raising, business promotion, special and seasonal events	*	A	A	A	A	A
Special Event, Type 2	carnival, concert, circus, fair or festival	*	-	-	-	A	A
Utilities, Basic	infrastructure that needs to be located in or near the area where the service is provided		A	A	A	A	A
Commercial							
Alcoholic Beverages Sales for On-Premises Consumption (added to Use Table 2003)	establishment where alcoholic beverages are sold for consumption on the premises, except for certain restaurants where such beverages are provided as a supplemental service	*				C	C

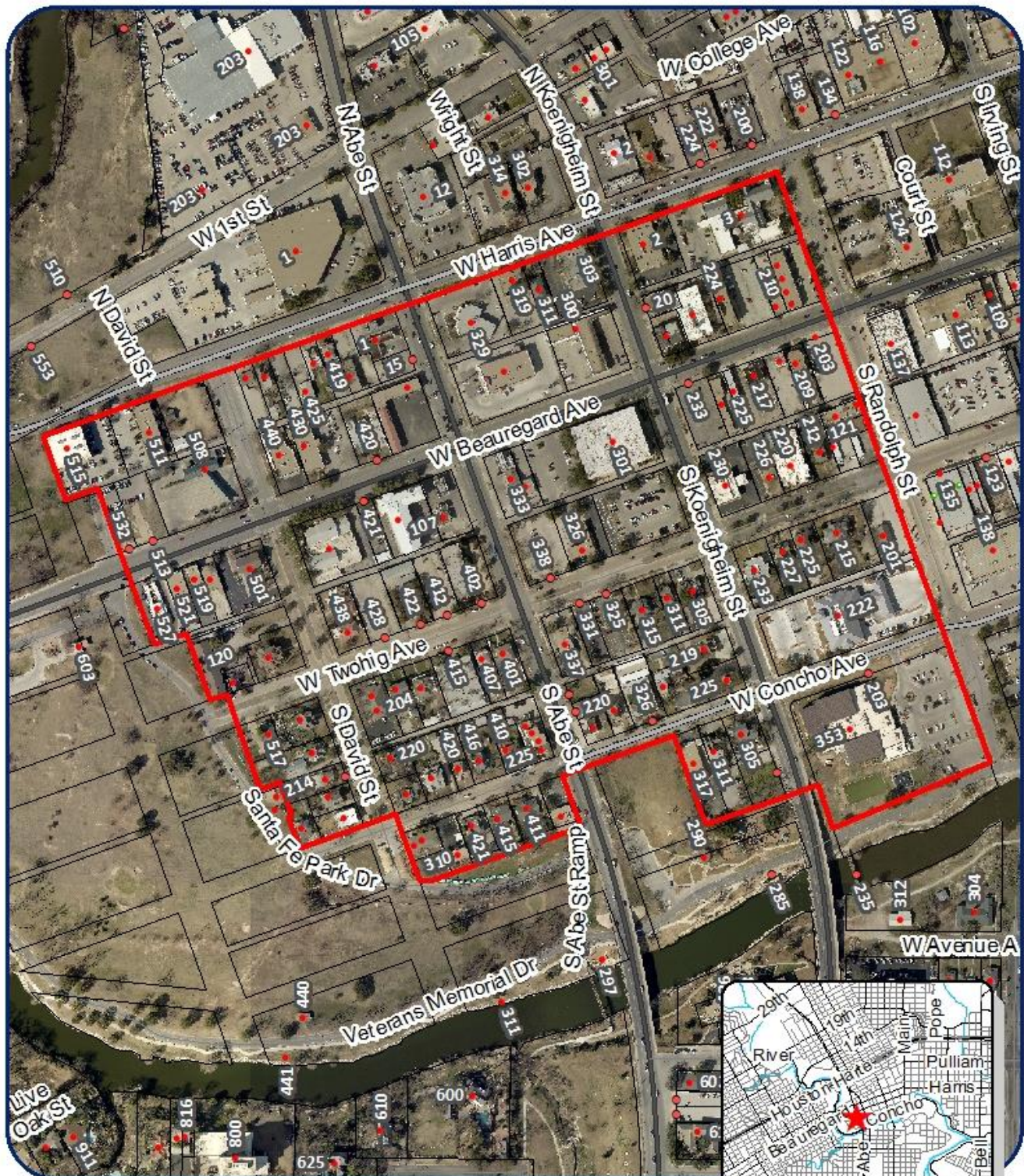
Use Category	Short Definition (see also Chap. 8)	R	C	C	C	CG	C
		M	N	O	G	/	B
		1				CH	D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Auto and Boat Dealer	sales of cars, light trucks and boats	*	-	-	-	A	A
Bed & Breakfast	a single-family dwelling offering overnight accommodations	*	C	A	A	A	A
Campground/ Recreational Vehicle Park	temporary, often overnight accommodations for camping units and recreational vehicles		-	-	-	S	S
Office	activities in an office setting focusing on business, government, professional, medical or financial services		-	A	A	A	A
Parking, Commercial	parking not accessory to an allowed use, fees may be charged		-	C	A	A	A
Recreation and Entertainment, Outdoor	large commercial uses that provide continuous recreation or entertainment		-	-	-	S	S
Rental, Equipment	firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair	*	-	-	-	C	A
Retail Sales and Service	firms involved in the sale or [of] new or used products to the public, may provide personal services, entertainment or product repair	*	-	A	C	A	A
Self-Service Storage	uses providing separate storage areas for individuals or businesses	*	C	C	C	A	A
Short-Term Rental	A single-family dwelling offering overnight accommodations	*	C	C	C	C	C
Vehicle Repair	service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed	*	-	-	-	C	A
Vehicle Service, Limited	direct services to vehicles where the customer generally waits nearby while the service is performed	*	-	A	C	A	A
Vehicle Wash	automatic or non-automatic facilities for washing vehicles		-	C	-	A	A
Veterinary Clinics, Small Animals	offices and clinics for small, non-hoofed animals		-	A	C	A	A
Industrial							

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Industrial Service	firms servicing industrial, business or consumer machinery, equipment, products or byproducts	-	-	-	C	A	C
Manufacturing and Production, Light	firms involved in assembly, light manufacturing, processing, fabrication, or packaging of goods	*	-	-	-	#	-
# See "other" use categories for certain light manufacturing allowed in CG/CH districts.							
Manufacturing, Craft by Artisan	processing and/or fabrication goods made ready for sale to consumers, on-site or elsewhere, where processing or fabrication is of substantially low intensity with an emphasis on handiwork	-	-	-	A	A	A
Warehouse and Freight Movement	firms involved in storage or movement of goods	-	-	-	C	A	A
Waste-Related Use	uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting	*	-	C	C	C	C
Wholesale Trade	firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	-	-	-	C	A
Other							
Animal Kennel	facilities for overnight care of animals, except horses	-	-	-	-	C	-
Entertainment Event, Major	activity or structure that draws large numbers of people to specific events	-	-	-	S	S	S
Firearms Range	indoor or outdoor facilities for discharging firearms	*	-	-	-	S	S
Horse Boarding and Riding Academy	overnight care of horses, with or without related equestrian facilities	-	-	-	-	C	-
Passenger Terminals	facilities for the arrival or departure of airplanes, trains or buses	-	-	-	C	C	C
Plant Nursery	facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade	-	-	-	-	A	-

Use Category	Short Definition (see also Chap. 8)	R M 1	C N	C O	C G	CG / CH	C B D
* = Specific Use Regulations May Apply. See Article 4.							
A = Allowed / C = Conditional / S = Special Use							
Telecommunications Facilities	devices and supporting elements necessary to produce electromagnetic radiation operating to produce a signal	*	C	C	C	C	C
Any Use(s) Deemed Appropriate	only where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts	*	S	S	S	S	S
Food and beverage processing; drug processing, tobacco manufacture; building materials processing; light metal fabrication; jewelry fabrication; processing and fabrication of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture	certain light manufacturing uses not allowed in either CG or CH Districts, but which are allowed in CG/CH Districts and also where light manufacturing is generally allowed		-	-	-	A	-

Development Standard	Districts				
	CN	CO	CG	CG/CH	CBD
Minimum Lot Area (sq. ft.)	6,000	6,000	6,000	6,000	6,000
Minimum Lot Dimensions (ft.) (width x depth)	50 X 80	50 X 80	50 X 80	50 X 80	50 X 80
Minimum Front Yard (ft.)	25	25	25	25	exempt
Minimum Side/Rear Yard (ft.)	None required unless abutting* residential district or use, where minimum of 10 feet required				
Maximum Floor Area Ratio	0.6	2	2	2	3.2
Maximum Height (ft.)	35	-	-	-	-

Development Standard	Districts	
	RM-1	
Minimum Lot Area (sq. ft.)		
Single-Family Unit	5,000	
Zero Lot Line or Twinhome Unit	2,500	
Townhouse Unit	1,875	
Multifamily Project or Group Home	7,000	
Minimum Lot Dimensions (ft.) (width x depth)		
Single-Family/Two-Family Unit	50x100	
Zero Lot Line or Twinhome Unit	40x60	
Townhouse Unit	25x75	
Multifamily Project or Group Home	60x100	
Minimum Front Yard (ft.)		
Single-Family/Two-Family Unit	25	Arterial Street - 25'
Zero Lot Line or Twinhome Unit	15	
Townhouse Unit	15	
Multifamily Project or Group Home	25	
Minimum Side Yard (ft.)		
Single-Family/Two-Family Unit	5	
Zero Lot Line or Twinhome Unit	0/10	
Townhouse Unit	0/10	
Multifamily Project or Group Home	10	
Minimum Rear Yard (ft.)		
Single-Family/Two-Family Unit	20	
Zero Lot Line or Twinhome Unit	10	
Townhouse Unit	10	
Multifamily Project or Group Home	20	
Maximum Floor Area Ratio	0.75	
Maximum Height (ft.) (stories)	35 (2 1/2)	
Maximum Density (units/gross acre)	25	

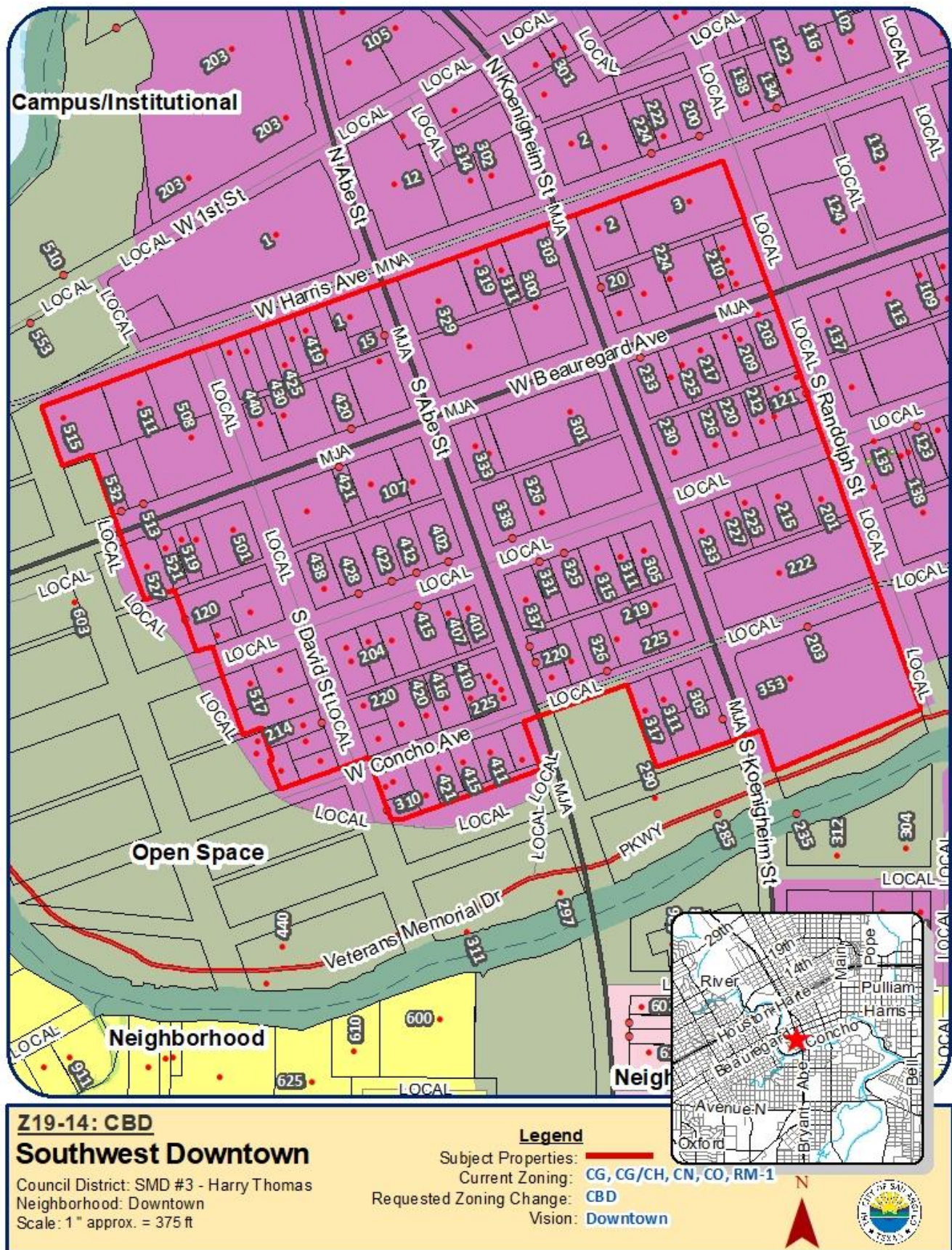


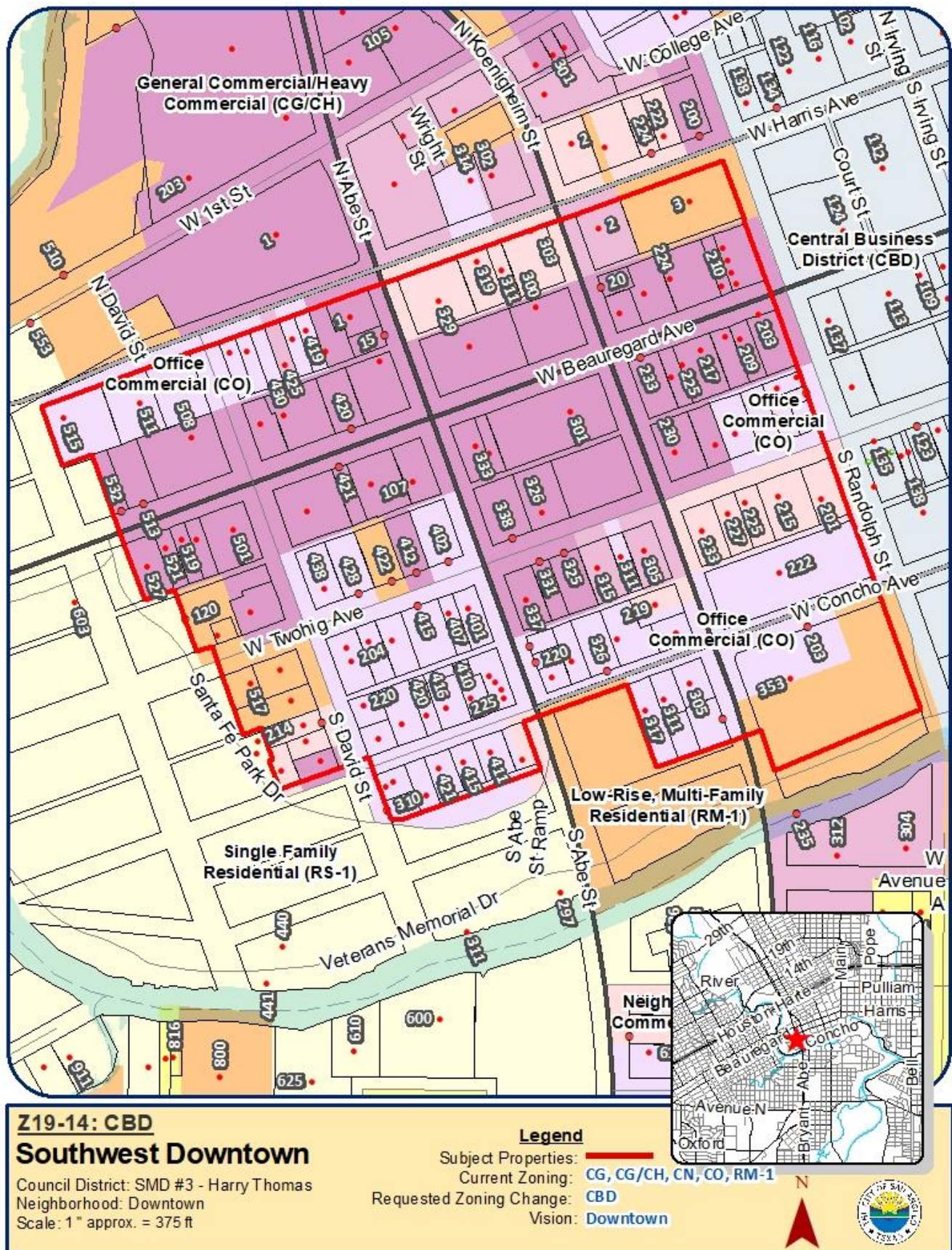
Z19-14: CBD
Southwest Downtown

Council District: SMD #3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 375 ft

Legend
 Subject Properties: —
 Current Zoning: CG, CG/CH, CN, CO, RM-1
 Requested Zoning Change: CBD
 Vision: Downtown







Photos



Existing School and Office Building south of West Harris Ave.



Existing Office and Retail south of West Harris Ave.



Existing Office and Retail South of West Harris Ave.



Existing Office and Retail south of West Beauregard Ave.



Existing Office and Retail south of West Beauregard Ave.



Existing Office and Retail north of West Beauregard Ave.



Existing Commercial Properties north of West Beauregard Ave.



Existing Auto Repair north of West Beauregard Ave.



Existing Retail at the corner of West Beauregard Ave. & South Abe Street



Existing Retail at the corner of West Twohig Ave and South Abe St.



Existing Retail north of West Twohig Ave.



Existing Offices and Homes south of West Twohig Ave.



Existing Office and Home north of West Twohig Ave.



Existing Multi-family housing north of West Twohig Ave.



Existing Offices and Homes south of West Twohig Ave.



Existing Offices and Homes north of West Concho Ave.



Existing Offices and Homes north of West Concho Ave.



Existing Retail and Multi-family at corner of West Concho Ave. & South Abe St.



Existing Retail and Multi-family at north of West Concho Ave.



Existing YMCA at the corner of West Concho Ave. and South Koenigheim St.



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.

(X) IN FAVOR () IN OPPOSITION

REASON(S) _____

NAME: Dan Baker

ADDRESS: Regal Oil, Inc.

P.O. Box 950, San Angelo, TX 76902

PHONE: 325/658-7521

SIGNATURE: *Dan Baker*

Z19-14: CBD

Property owner number: 74

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(X)

IN FAVOR

()

IN OPPOSITION

REASON(S) _____

NAME: Doug Bell

ADDRESS: PO Box 62706

San Angelo, TX. 76906

PHONE: 325-656-1277

SIGNATURE: Douglas A. Bell

Z19-14: CBD

Property owner number: 67

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

() IN FAVOR

(X) IN OPPOSITION

REASON(S) my current property is zoned C6
and I'd like to keep it that way!

NAME: Howdy Johnston

ADDRESS: _____

PHONE: 325-650-3716

SIGNATURE: [Signature]

Z19-14: CBD

Property owner number: 39

If you have any questions about these proceedings, please call the City of San Angelo's
Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or
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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(X) IN FAVOR

() IN OPPOSITION

REASON(S) We hereby support the proposed changes to current zoning codes that may have impact on our property located at the address below. We have reviewed the information provided and believe such changes would prove beneficial to us and the surrounding businesses.

NAME: Anthony Rodriguez on behalf of Joseph Hantman

ADDRESS: 420 W. Beauregard
San Angelo, TX 76903

PHONE: 325-269-0257

SIGNATURE: Anthony Rodriguez

Z19-14: CBD

Property owner number: 34

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or 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 72 W COLLEGE STREET IN SAN ANGELO, TEXAS 76903.

(☒) IN FAVOR (☐) IN OPPOSITION

REASON(S) _____

NAME: James Thomas

ADDRESS: 438 W. Twicken

San Angelo TX 76903

PHONE: 325-227-5478

SIGNATURE: James Thomas

Z19-14: CBD

Property owner number: 100

If you have any questions about these proceedings, please call the City of San Angelo's Planning Division at (325) 657-4210 ext. 2 or email at hillary.bueker@cosatx.us or jeff.fisher@cosatx.us.

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: **BEING APPROXIMATELY 80 ACRES LOCATED NORTH OF THE CONCHO RIVER, EAST OF SANTE FE PARK, SOUTH OF WEST HARRIS AVENUE, AND WEST OF SOUTH RANDOLPH STREET** FROM THE GENERAL COMMERCIAL (CG), GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH), NEIGHBORHOOD COMMERCIAL (CN), OFFICE COMMERCIAL (CO) AND LOW RISE MULTIFAMILY RESIDENTIAL (RM-1) ZONING DISTRICTS TO CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-14: City of San Angelo

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 Central Business District (CBD) Zoning District; and

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-14, 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 property permanently zoned CENTRAL BUSINESS DISTRICT (CBD) ZONING DISTRICT AT THE FOLLOWING DESCRIBED PROPERTIES;

The real property generally described as approximately 80 acres located north of the Concho River, east of Santa Fe Park, south of West Harris Avenue, and west of South Randolph Street and more particularly depicted and described by subdivision, block, and lot number on “**Exhibit A**”, shall henceforth be permanently zoned as follows: Central Business District (CBD) 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 “B”** of this Ordinance (“CBD” Boundary Map).

SECTION 3: Except as otherwise specified or limited herein, the use and development of the subject property shall generally conform to the Central Business District (CBD) Zoning District.

SECTION 4: 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 5: 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 6 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 7: This Ordinance shall be effective on, from and after the date of adoption.
INTRODUCED with public hearing on the **20th day of August, 2019**, and finally PASSED
this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit “A” (Property Description)

The properties permanently zoned as Central Business (CBD) Zoning District pursuant to this ordinance and depicted in this Exhibit are described as follows:

San Angelo Addition, Block 11, Lots 1-20;

San Angelo Addition, Block 12, Lots 1-20;

San Angelo Addition, Block 17, Lots 1-2;

San Angelo Addition, Block 23, Lot 1A;

San Angelo Addition, Block 24, Lots 1-5 and Lots 16-20;

San Angelo Addition, Block 25, Lots 11-20 and a 20' x 500' adjacent strip of land located immediately south;

San Angelo Addition, Block 29, Lots 1-3, all of Lot 4 except for the northwest 10' x 35', and Lots 16-20;

San Angelo Addition, Block 30, Lots 1-20;

San Angelo Addition, Block 31, Lots 1-20;

San Angelo Addition, Block 32, Lots 1-20;

San Angelo Addition, Block 33, Lots 1-20;

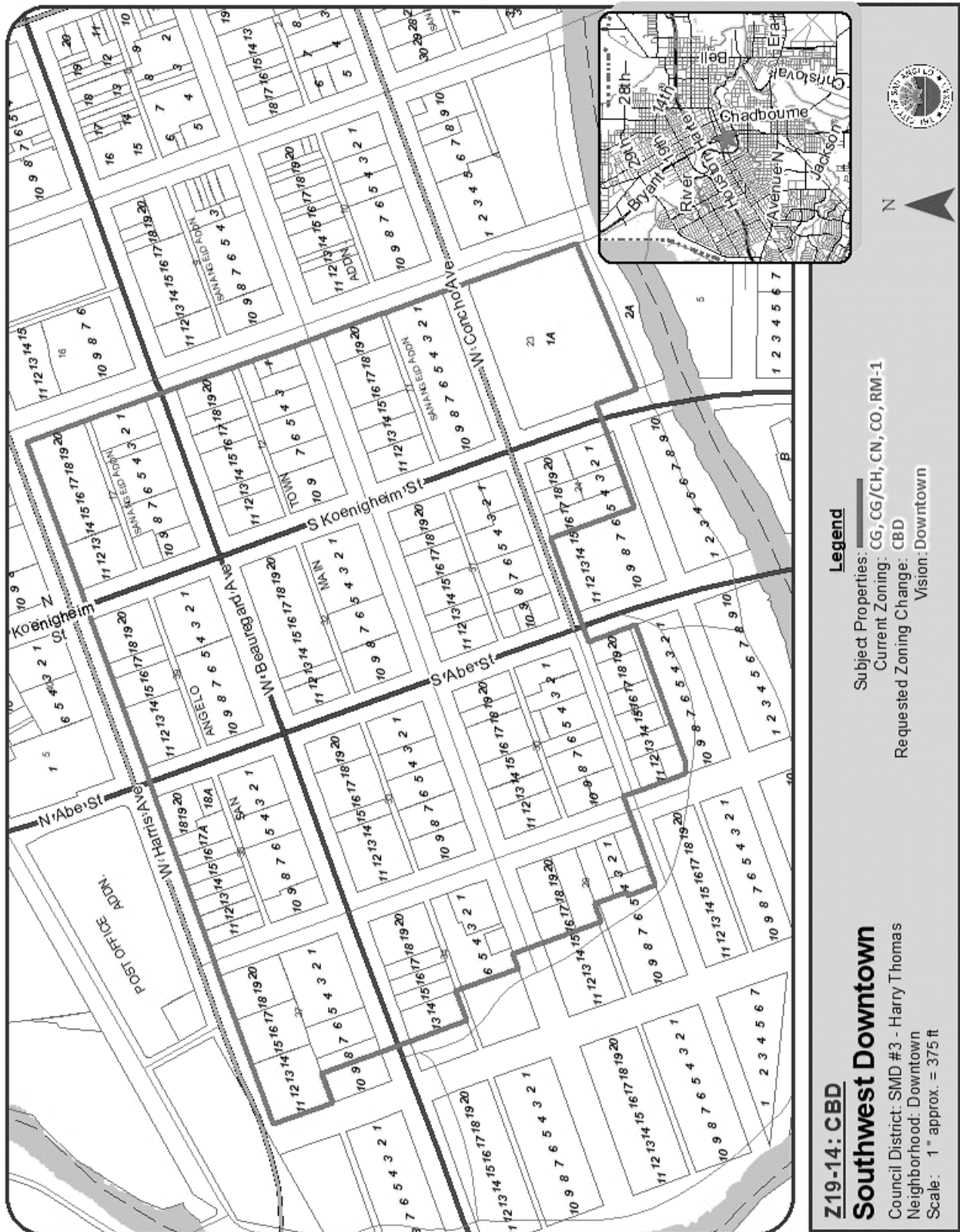
San Angelo Addition, Block 34, Lots 1-6 and Lots 13-20;

San Angelo Addition, Block 37, Lots 1-8 and Lots 11-20;

San Angelo Addition, Block 38, Lots 1-16, Lot 17A, Lot 18A, and Lots 18, 19 and 20; and,

San Angelo Addition, Block 39, Lots 1-20

Exhibit "B" (CBD Boundary Map)



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



Requestor: Hillary Bueker, Planning Manager, Planning and Development Services, 325-657-4210

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

First reading and public hearing of ordinances approving:

1. PD19-07, a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan on 4.951 acres located at 4150 and 4238 Sunset Dr.
2. Z19-10, a rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District, on 0.484 acres located at 4744 N. Chadbourne St.
3. Z19-11, a rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District, on 6.109 acres located at 5026 Link Rd.
4. Z19-12, a rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District, on 5.95 acres located at 6993 and 7005 S. U.S. Highway 277

(Presentation made by Planning and Development Services Director Jon James)

Summary/History:

PD19-07, The applicant has applied for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage at 4150 and 4238 Sunset Drive. The applicant intends to replace the existing 35'5" tall freestanding sign and construct a new 47-foot tall freestanding sign on the former Hastings property at 4238 Sunset Drive. The new sign will allow shared signage between the former Hastings property and the Mattress Firm properties located to the south and east

Z19-10, A request for approval of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District on the subject property. The existing development is proposing to become an Event Center. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district residential zoning district.

Z19-11, A request for approval of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district. The existing church has an approved conditional use to allow a religious institution but they wish to erect a larger sign than the current residential zoning would allow.

Z19-12, The applicant has applied to rezone the 5.95-acre property from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District to allow the existing animal meat processing and taxidermy facility and its expansion, which will include a smokehouse. The current CH zoning does not allow these uses. The property was annexed into the City in 1997 and the business has been operating since 2005.

Financial Impact:

N/A

Other Information/Recommendation:

On July 15, 2019, the Planning Commission unanimously recommended APPROVAL of the four rezonings with a 4-0 vote.

Attachments:

1.	Staff Report (Z19-10)	Staff Report Z19-10 Wilson CC.pdf
2.	Ordinance (Z19-10)	ORD 19-10 Wilson.docx
3.	Staff Report (PD19-07)	Staff Report (PD19-07).pdf
4.	Ordinance (PD19-07)	Ordinance (PD19-07).docx
5.	Staff Report (Z19-12)	Staff Report (Z19-12).docx
6.	Ordinance (Z19-12)	Ordinance (Z19-12).docx
7.	Staff Report (Z19-11)	Z19-11_CC_report.pdf
8.	Ordinance (Z19-11)	Z19-11_Ordinance.docx

Presentation:

Jon James

Approvals/Reviews:

Hillary Bueker	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 –August 20 & September 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-10: Wilson	
SYNOPSIS:			
A request for approval of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District on the subject property. The existing development is proposing to become an Event Center. Section 310 of the Zoning Ordinance does not permit such use by right in the existing district residential zoning district.			
LOCATION:		LEGAL DESCRIPTION:	
4744 North Chadbourne Street		Being the S 165.1 Ft. of the W 127.6 Ft. of Blk. 7; Fair Ground Gardens Addition, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 2 – Tom Thompson Riverside Neighborhood	R&E – Ranch and Estate / CG/CH - General Commercial/ Heavy Commercial	Neighborhood Center	0.484 acres
THOROUGHFARE PLAN:			
<u>North Chadbourne Street</u> – Urban Minor Arterial Street, Required 80’ min. ROW (120’ provided), Required 64’ min. pavement width (45’ existing).			
NOTIFICATIONS:			
6 notifications were mailed within a 200-foot radius on June 27, 2019. No support or opposition mailings were received.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to the General Commercial (CG) Zoning District.			
PROPERTY OWNER/PETITIONER:			
Valley Vending Co. Clark Wilson			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Extension 1546 Sherry.bailey@cosatx.us			

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 current future land use is designated as “commercial” which seeks to promote “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” Section 303 of the Zoning Ordinance states that the intent of the General Commercial zoning district is to “provide opportunities for development of commercial establishments of higher intensity with larger trade area, floor area and traffic generation. There is limited outdoor storage and screening from adjacent residential structures is required. The rezoning will be in keeping with the approved future land use and allow the continuation of the surrounding commercial development along North Chadbourne Street.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing structure complies with today’s setback standards and the property currently is screened. The existing 0.484 acre lot exceeds the minimum lot area of 6,000 square feet, the minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zoning district.
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 is comprised of mixed uses of heavier commercial along North Chadbourne Street and residential along 47th St. that backs up to this area. The subject tract of land fits in with the existing commercial development pattern, and would allow from expansion of an existing business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The existing structure is allowed in the current CG/CH zoning district but a large portion of the lot and structure remains R&E. The current business would like to be able to utilize the entire property. The rezoning would make use of the land in a manner consistent with the adopted future land use and existing adjacent mixed use development in the area
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 rezoning is anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as any

new improvements are built, but those would be temporary.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing this site to rezone to General Commercial would allow an existing business to expand to continue to serve the community, rather than allowing a continuance of a zoning designation that could not be effectively utilized in the past.
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 along North Chadbourne Street is mixed with commercial and residential. Approving the rezoning will accommodate the commercial land use and provide space for future expansion that addresses community needs.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Sherry Bailey, Principal Planner, presented the proposed rezoning request. She explained that the applicant intended to rezone the property to CG which included the half of the lot zoned R&E. She explained that the applicant wanted to create a special event center for a children's "bounce house". Mr. Bailey outlined Staff's rationale to approve the Rezoning on the grounds that the CG zoning is consistent with the less intense use; that rezoning would provide consistency over the entire property; and that the proposed use will fit with the existing uses in the area along North Chadbourne Street.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

Commissioner Brooks made a Motion to recommend APPROVAL of the Rezoning from the Ranch & Estate (R&E) Zoning District and General Commercial/Heavy Commercial (CG/CH) Zoning District to the General Commercial (CG) Zoning District. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff recommends **APPROVAL** the rezoning from the Ranch and Estate (R&E) and General Commercial/Heavy Commercial (CG/CH) Zoning Districts to General Commercial (CG) Zoning District.

Attachments:

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



Location Map - Valley Vending Event Center

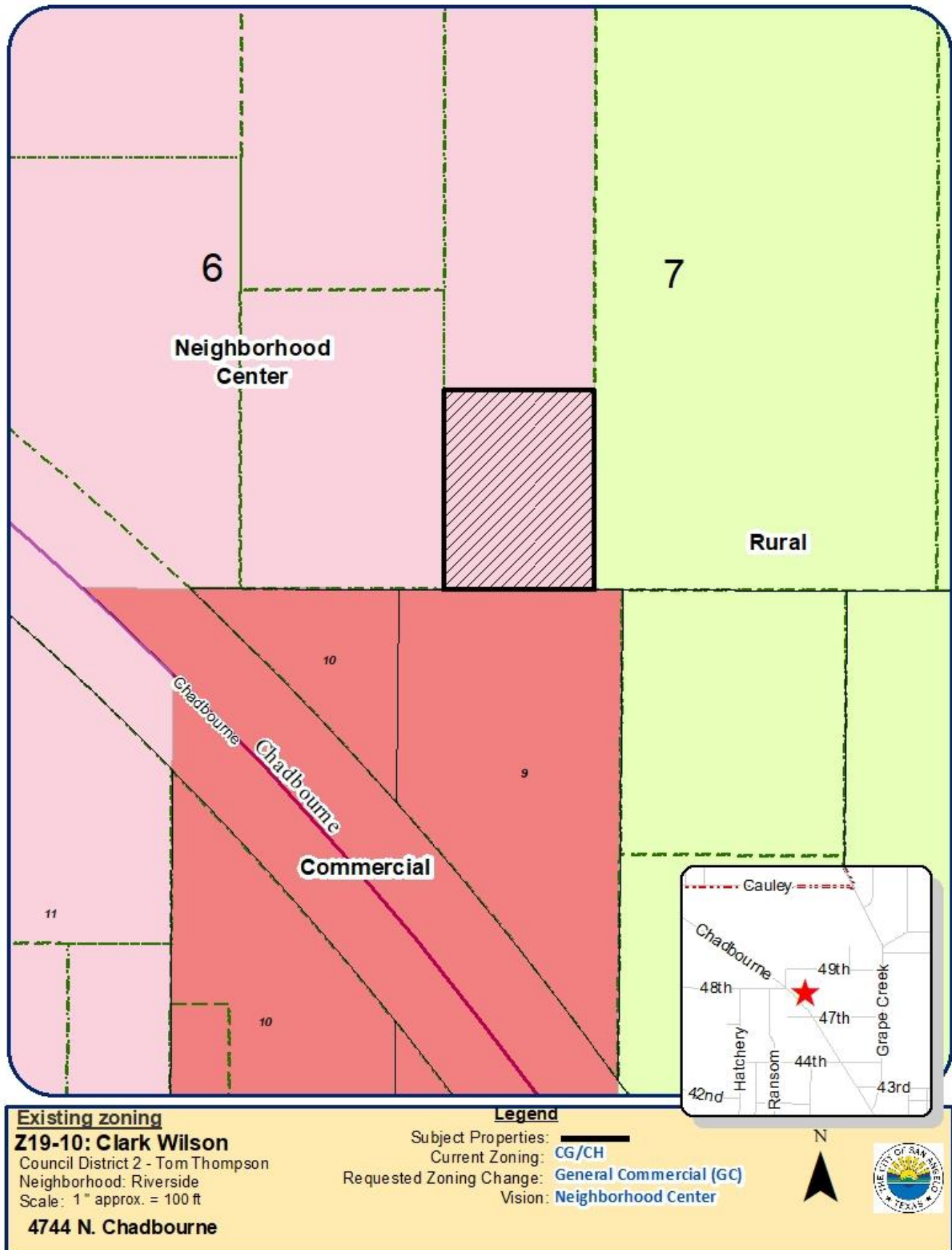
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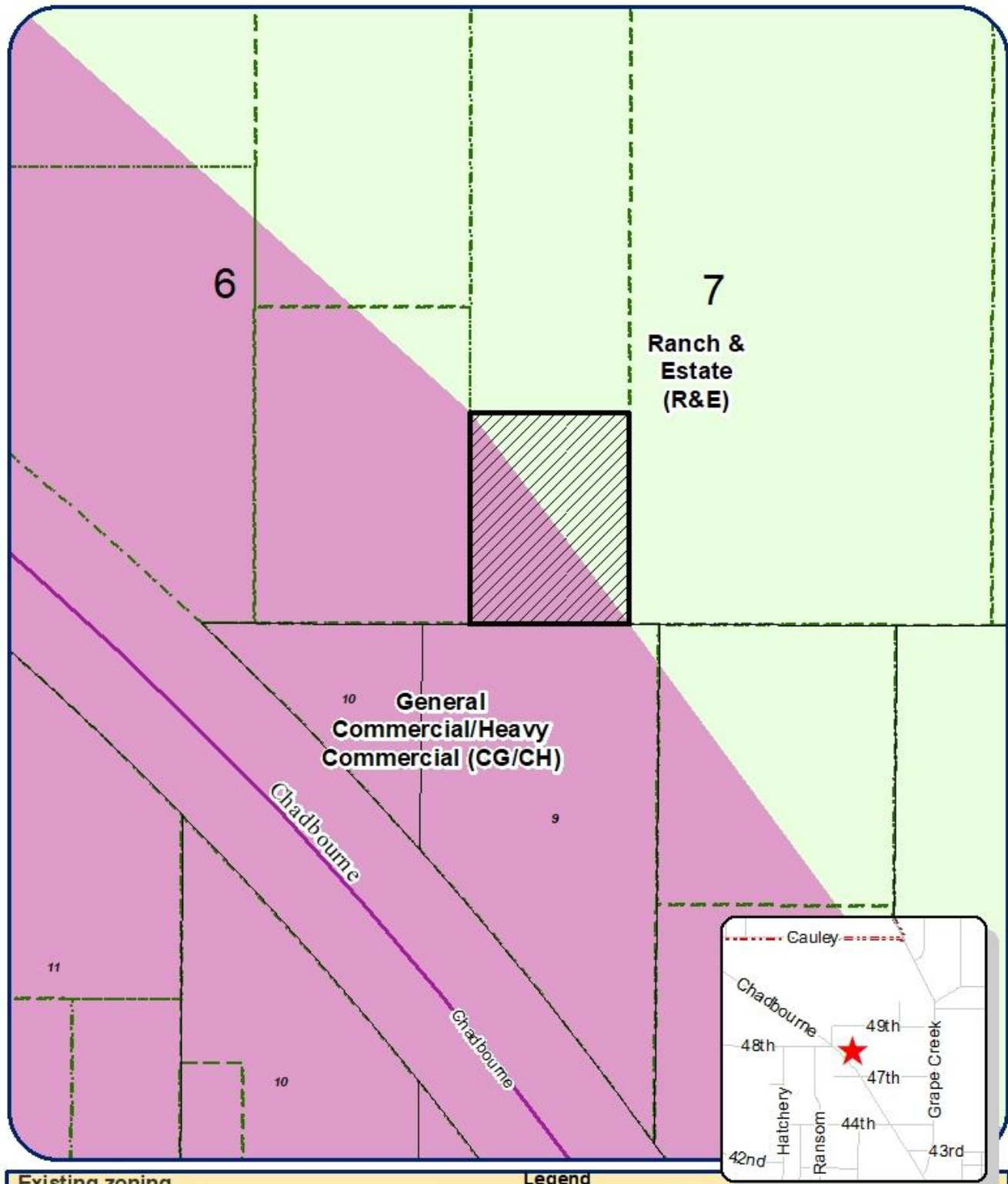
4744 North Chadbourne St.

Council District 2 - Tom Thompson
Neighborhood: Riverside
Scale: 1" approx. = 100 ft

Subject Properties: 
Current Zoning: **CG/CH & R&E**
Requested Zoning Change: **General Commercial**
Vision: **Neighborhood Center**







Existing zoning

Z19-10: Clark Wilson

Council District 2 - Tom Thompson

Neighborhood: Riverside

Scale: 1" approx. = 100 ft

4744 N. Chadbourne

Legend

Subject Properties: 

Current Zoning: **CG/CH**

Requested Zoning Change: **General Commercial (GC)**

Vision: **Neighborhood Center**

N



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): valley vending Co. (clerk wilson)
☐ Owner ☐ Representative (Notarized Affidavit Required)
Mailing Address: 68 N Chadbourne San Angelo Tx 76903
Contact Phone Number: 325-656-9800 Contact E-mail Address: CW Valley Vending @ Email
Subject Property Address: 4744 N Chadbourne San Angelo Tx 76903

Legal Description (can be found on property tax statement or at www.tamgreencad.com)

0.484, B/LK 7, Subd: Fair Ground Addn, 3165.1' of W 127.6' of B/LK 7
Existing Zoning: R+E/CG/CH Proposed Zoning: CG Lot size: _____

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Event Center

*Proposed Use of Property: Event Center

*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)

Signature

Company/Organization (If Applicable)

Date

Representative Name (Print)

Signature

Company/Organization

Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete

Date of Application: ____/____/____

Case No.: Z 19 -- 10

Fully-dimensioned site plan: ☐

Nonrefundable fee: \$ _____

Receipt #: 252036 Date paid: ____/____/____

Sign Deposit \$37.50

Receipt #: 252036 Date paid: ____/____/____

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: ____/____/____

Site Photos



Subject property



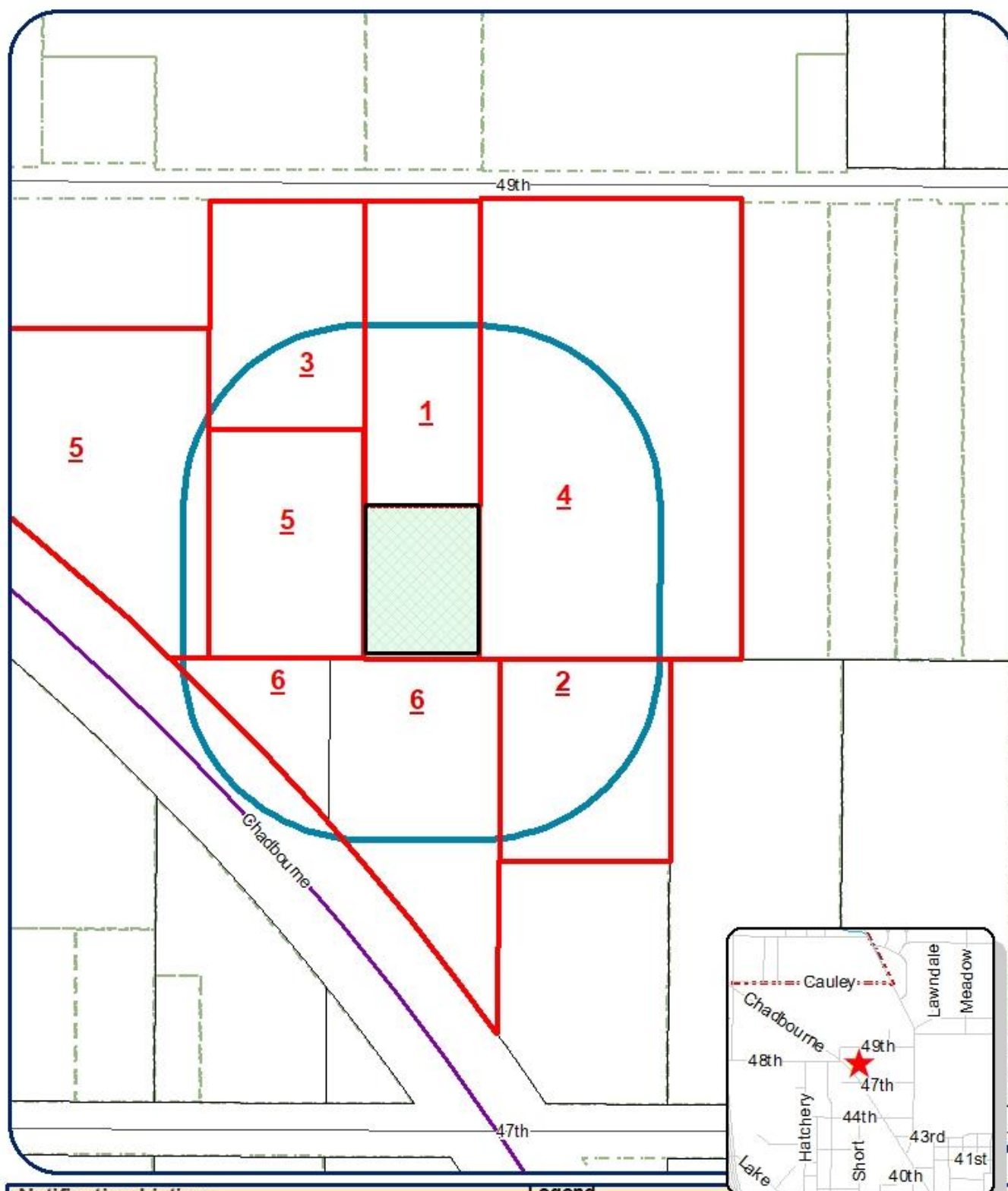
Front of property



North Chadbourne Street property Frontage for Valley Vending



North Chadbourne Street adjacent property



Notification Listing

Z19-10: Wilson

Council District 2 - Tom Thompson
Neighborhood: Riverside
Scale: 1" approx. = 140 ft

4744 N. Chadbourne St.

Legend

Subject Properties: —
Current Zoning: **CG/CH and R&E**
Requested Zoning Change: **General Commercial {CG}**
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: **4744 NORTH CHADBOURNE STREET GENERALLY LOCATED 700 FEET NORTH OF THE INTERSECTION OF NORTH CHADBOURNE STREET AND WEST 47TH STREET comprising a total of 0.484 acres,** FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) AND RANCH & ESTATES (R&E) ZONING DISTRICTS TO GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-10: Wilson

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 General Commercial (CG) Zoning District; and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-10, 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 property permanently zoned GENERAL COMMERCIAL (CG) Zoning District:

The real property located at 4744 North Chadbourne St., specifically being the S 165.1 ft. of the W 127.6 ft. of Blk. 7 Fair Ground Gardens Addition, City of San Angelo, Tom Green County, Texas.

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 **20th day of August, 2019**, and finally PASSED, on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

EXHIBIT "A"

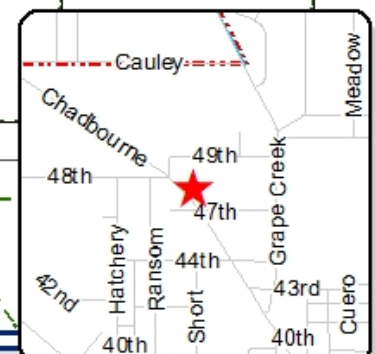
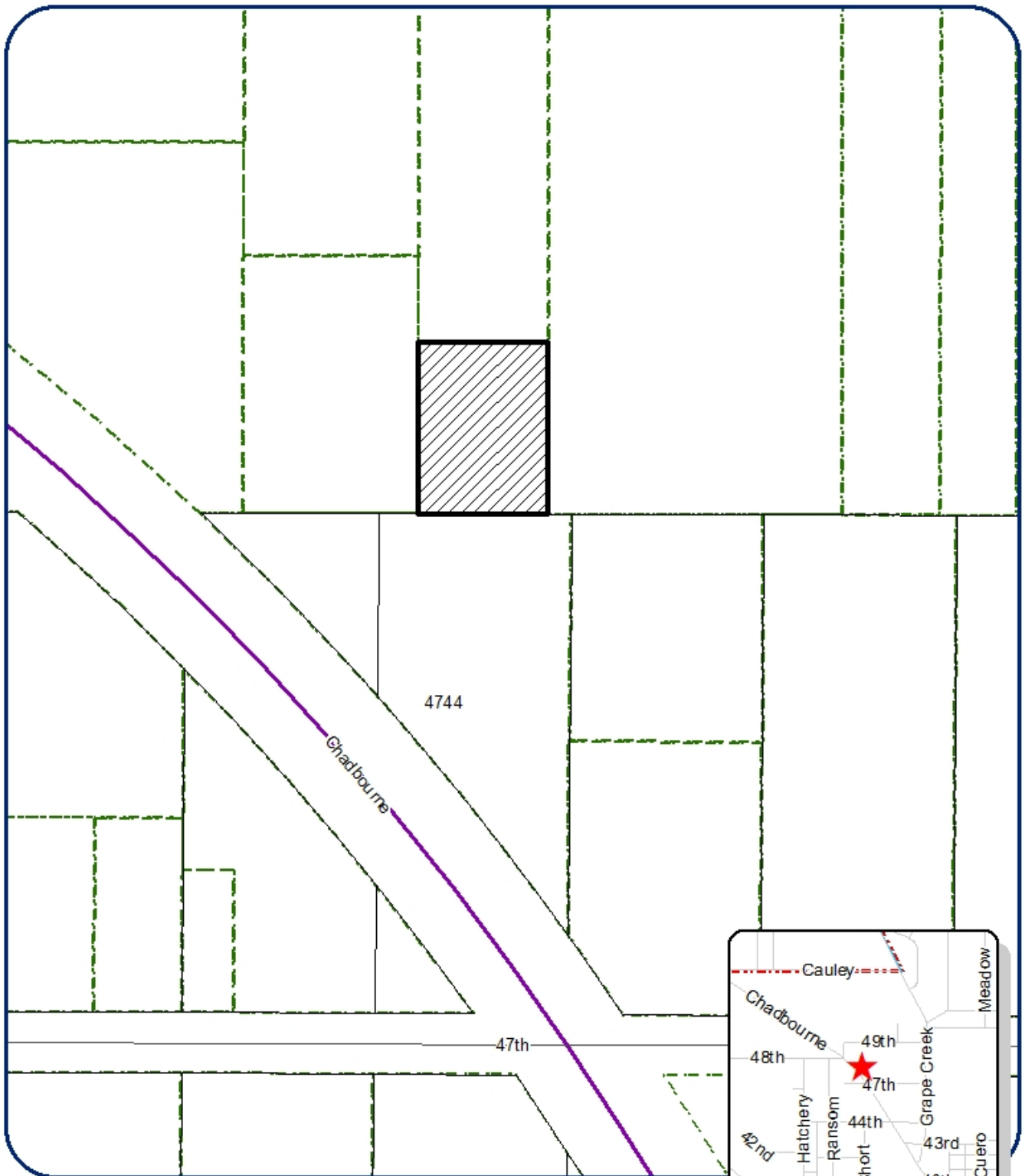


EXHIBIT A - REZONING

4744 N. Chadbourne St

Council District 2 - Tom Thompson

Neighborhood: Riverside

Scale: 1" approx. = 125 ft

Being the S 165.1 Ft. of the W 127.6 Ft. of Blk. 7, Fairgrounds Gardens Addition

Legend

Subject Properties: 

Current Zoning: CG/CH

Requested Zoning Change: General Commercial (CG)

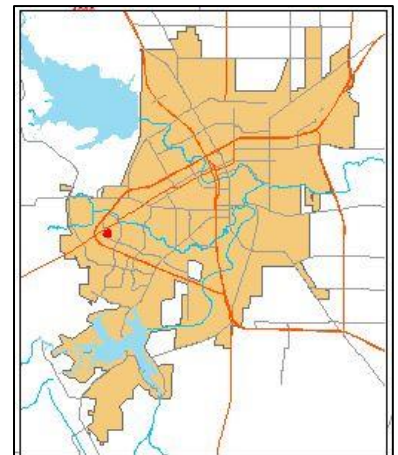
Vision: Neighborhood Center



CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Planned Development (Rezoning)	PD19-07: RDF209/DCTN3 366		
SYNOPSIS:			
The applicant has applied for a rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage. The applicant intends to replace the existing 35'5" tall freestanding sign and construct a new 47-foot tall freestanding sign on the former Hastings property at 4238 Sunset Drive. The new sign will allow shared signage between the former Hastings property and the Mattress Firm properties located to the south and east (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
4150 and 4238 Sunset Drive; located at the immediate northeast corner of Sunset Drive and Wellington Street		Being Tracts 1A, 1B, and 1C in Block 119, Section Forty-A, College Hills South Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #6 – Billie DeWitt Sunset Neighborhood	CG/CH	C – Commercial	4.951 ac.
THOROUGHFARE PLAN:			
Sunset Drive – Urban Major Collector Street Required: 60' right-of-way, 50' pavement Provided: 80' right-of-way, 64' pavement Wellington Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4' sidewalk Provided: 50' right-of-way, 40' pavement			
NOTIFICATIONS:			
11 notifications mailed within 200-foot radius on June 26, 2019. None received in support or opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, subject to five conditions of approval.			
PROPERTY OWNER/PETITIONER:			
RDF 209 Sunset San Angelo TX P1 LLC (4238 Sunset Drive) DCTN3 366 San Angelo TX LLC (4150 Sunset Drive and Tract 1C)			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: The new flex face sign will be inside an aluminum cabinet, double-sided and mounted onto the two existing steel poles. It will continue to be parallel to and directly facing Sunset Drive. The current sign to be removed received a sign variance from the Planning Commission in 2012 (SV12-06). The variance allowed Mattress Firm located on a separate property to install a sign face on this sign which is located on the former Hastings property. The situation was created in 2008 when the original property was divided into three tracts as part of The First Replat of Block 119, Section Forty-A, College Hills South Addition, separating the Hastings property from the Mattress Firm properties. The new sign will allow up to 300 square feet in shared sign area, the maximum allowed for an off-site sign.

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”. The proposed PD zoning will be consistent with these policies. The proposed sign will be located in the same location as the current sign, setback 50 feet from the front property line facing Sunset Drive. It will be visible from Sunset Drive, a major collector street along a commercial corridor that extends from Sherwood Way south to Loop 306 and Sunset Mall. This corridor includes other freestanding signs used to advertise the businesses and shopping centers in this area.
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 comply with all of underlying CG zoning standards. CG zoning allows the existing retail uses on the properties, and removes the CH zoning that had allowed for heavier commercial businesses such as industrial storage which are incompatible with this highly travelled retail area. All signage will be required to comply with the on-site sign standards except for the maximum sign area which will be 300 square feet (compared to the normal limit of 250 square feet). Given the additional square footage, Planning Staff recommends as a condition of approval limiting the maximum number of signs within the PD to one. This would also be consistent with the Sign Ordinance which requires 500 feet between off-site signs and there would be insufficient room for a second off-site sign facing Sunset Drive given the location of the new sign. In addition, the general purpose statements in the Sign Ordinance under 12.04.001 intend to limit the proliferation of signs due to distraction for travelling motorists (c)(3), (d)(4). The sign will comply with all other standards in the Zoning Ordinance and Sign Ordinance. The sign at 47 feet tall would be under the maximum allowable 50-foot sign height, and would exceed the required 15-foot front yard setback, located 50 feet back from the front property line within the existing parking lot island.

As a note, if future developers erect a building on Tract 1C adjacent to the east, or if additional parking is required at this location for the Hastings and Mattress Firm properties, they will be

required to erect a minimum 6-foot high opaque privacy fence along the northerly 290 feet of this east property line (a variance ZBA95-35 was granted in 1995 exempting this fence requirement on the south 72.55 feet of this east property line).

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 PD zoning will be consistent with the surrounding area. As indicated, the underlying CG zoning would continue to allow existing and new retail commercial businesses, and the PD will allow shared sign between the three properties. There are similar freestanding signs along Sunset Drive including the Target plaza, Pier 1 Imports, Party City, and Cielo restaurant.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The three existing sign faces would be replaced with one new sign face that allows for three inserts on both sides. The sign would be mounted onto the existing poles and remain in the same location. The sign area would increase from the current 170-square foot sign that includes the existing Hastings sign face, Mattress Firm sign face, and a third changeable sign face to a 300-square foot shared sign. As mentioned, a condition of approval limiting the number of freestanding signs to one would prohibit visual clutter of additional signs on this heavily travelled commercial corridor. This provision would allow building wall signage, as well as a 35-square foot portable sign on each property, subject to the normal requirements of the sign ordinance.
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 sign will be located on a curbed island towards the southwest corner of the former Hastings tract facing Sunset Drive. This would not affect any grading, drainage, or stormwater runoff patterns as the sign is attached to the existing poles. However, as a condition of approval, Planning Staff requests that the existing landscaping around the sign is maintained or replaced, or that the applicant install a new brick base to maintain the visual aesthetics of the building site.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Planning Staff believes that the increased sign surface area – while limiting the total number of signs to one on the properties – addresses a community need. It allows additional businesses to advertise while avoiding a proliferation of signs and thereby improved traffic safety.
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.* Planning Staff does not believe that the new sign would alter current development patterns. As indicated, the new sign would allow additional advertising would be in keeping with the intent of the Sign Ordinance to avoid proliferation of signs.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended unanimous **APPROVAL** of the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, **subject to five conditions of approval (see below)**. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the PD rezoning request. He indicated that the applicant has an existing legal non-conforming sign which is shared between the old Hastings building, and Mattress Firm which is located on a different property. Mr. Fisher explained that the applicant wants to erect a larger sign which triggers a PD zoning as off-site signs are not permitted in this area. He further explained that the current sign is approximately 175 square feet and the new sign would be 300 square feet. 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 and existing commercial corridor; that the sign will comply with all underlying CG zoning standards except for the sign being off-site; and that there are similar freestanding signs located along Sunset Drive.

Vice Chair Spano asked if the current sign was being removed.

Mr. Fisher responded that the existing sign poles will remain and a new sign will be mounted onto the poles in the same location.

Vice Chair Spano opened the meeting for public comment.

Mr. Mark Huonder, representing the applicant, indicated that they were approached by several national chains whom expressed interest at locating on the properties but wanted a newer sign. Mr. Huonder expressed that he wanted the new sign to meet current zoning standards.

Vice Chair Spano closed public comment.

Commissioner Self made a Motion to recommend APPROVAL of the Rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, subject to the five conditions of approval as presented. Commissioner Uherik seconded the motion. The Motion passed unanimously 4-0 with Vice Chair Spano, and Commissioners Uherik, Brooks, and Self all voting in favor.

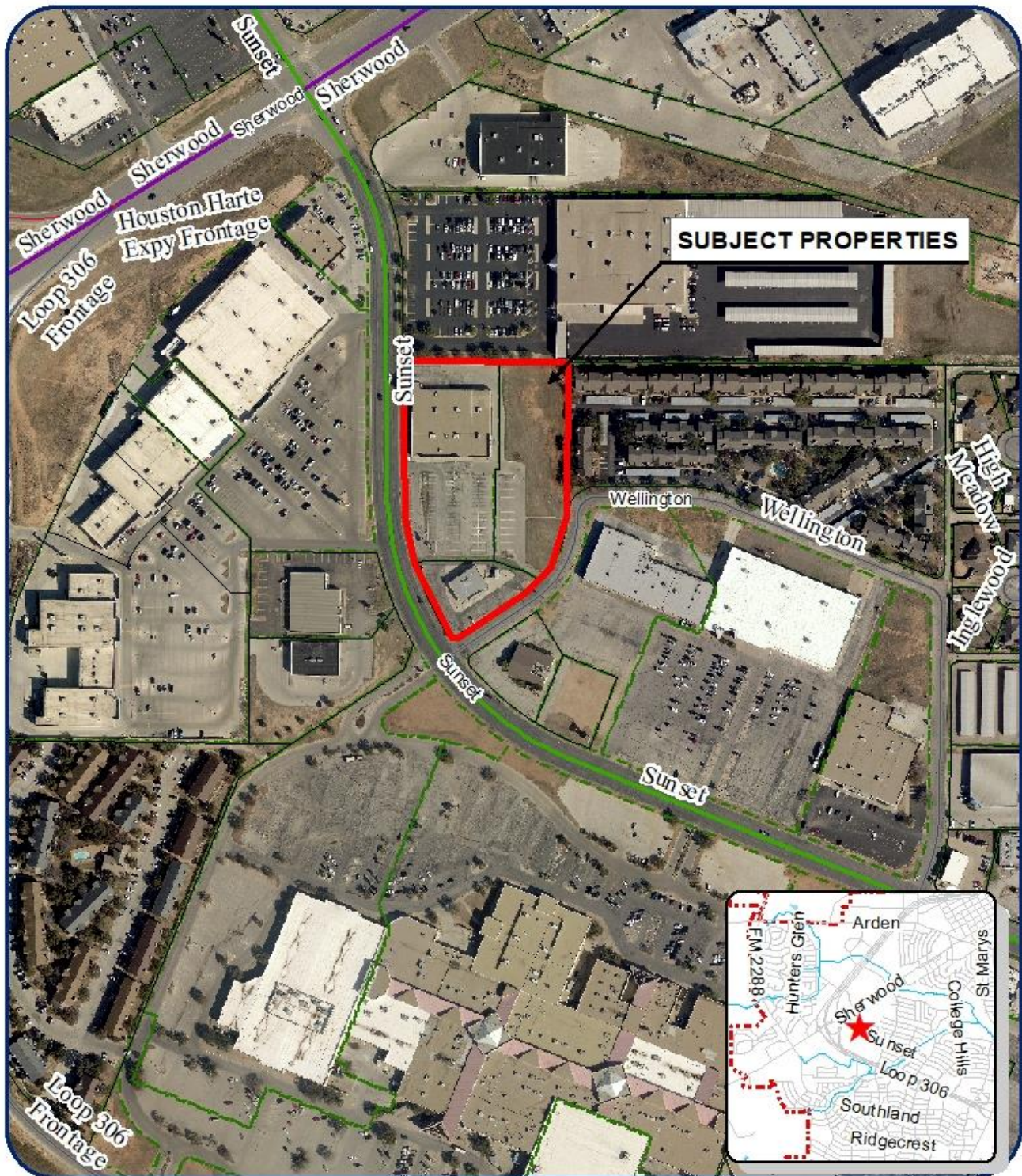
Recommendation:

Staff's recommendation is for City Council to **APPROVE** the rezoning from the General Commercial/Heavy Commercial (CG/CH) Zoning District to a Planned Development (PD) Zoning District to allow for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan for off-site signage on the subject properties, **subject to five 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. Any sign within the PD Zoning District advertising for any business within the PD shall be considered an on-site sign, subject to the applicable commercial development standards of the Sign Ordinance, except that the maximum sign area may be a maximum of 300 square feet.
3. A maximum of one freestanding sign shall be allowed within the PD and the sign must be adjacent to Sunset Drive.
4. The existing landscaping around the sign shall be maintained, replaced, or the applicant shall install a minimum eight-foot tall masonry (brick, stone) or stucco base to maintain the aesthetic integrity of the sign.
5. Should there be excessive spillover glare onto adjacent properties or the right-of-way, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Proposed Sign Elevation
Site Concept Plan
Zone Change Criteria Sheet
Application



Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

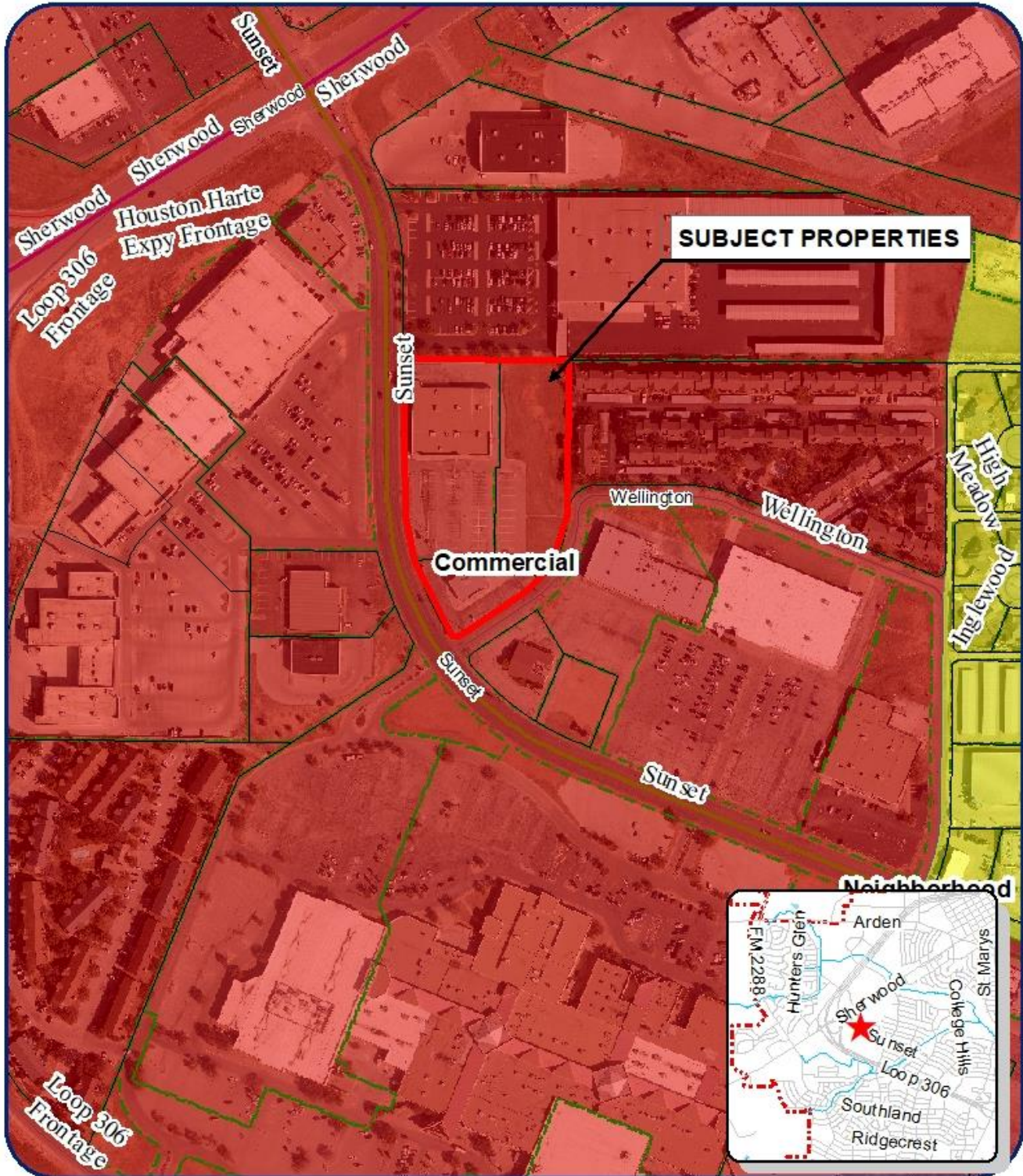
Subject Properties: —

Current Zoning: CG/CH

Requested Zoning Change: PD

Vision: Commercial





Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

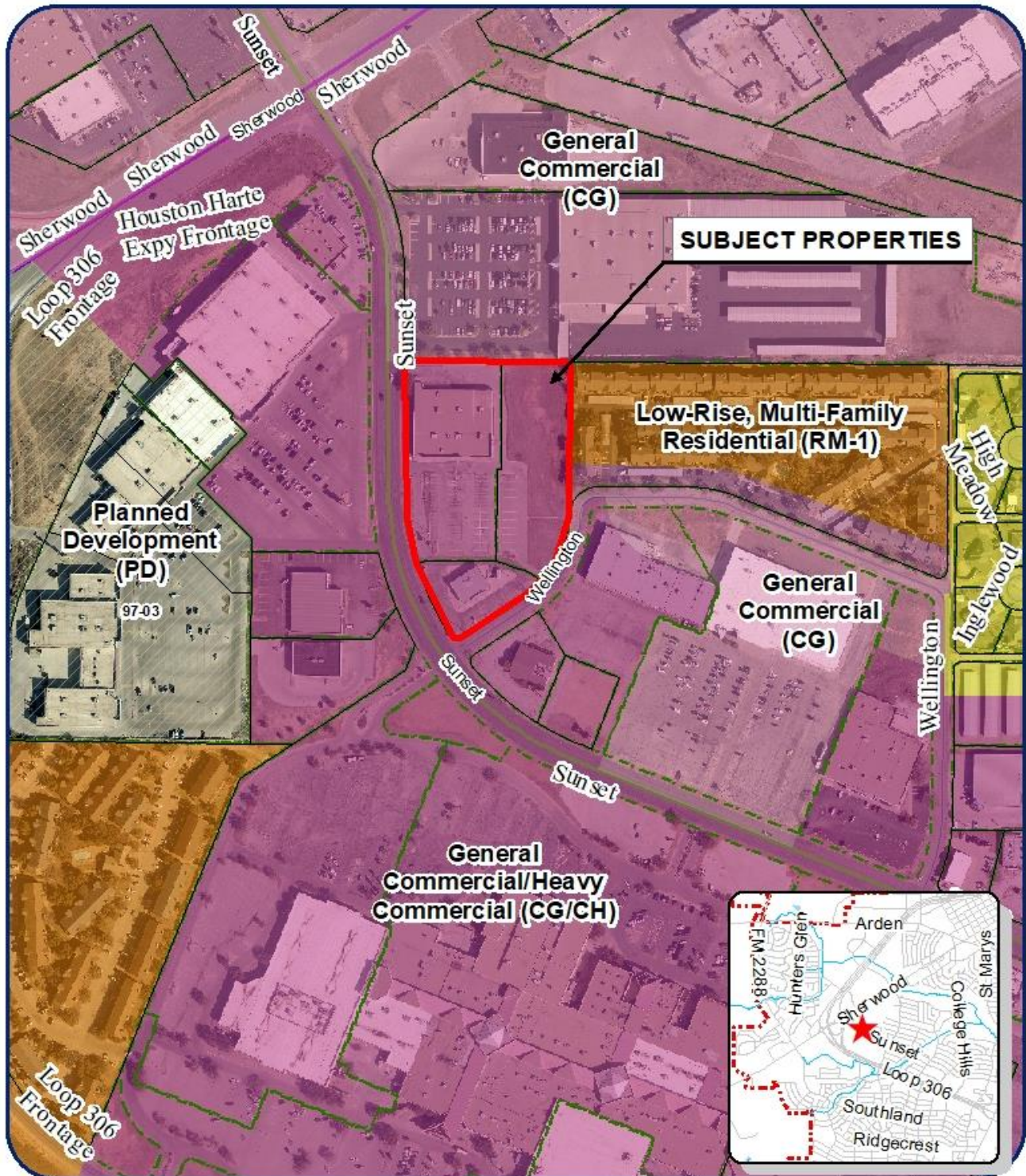
Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

Subject Properties: —
Current Zoning: CG/CH
Requested Zoning Change: PD
Vision: Commercial





Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 300 ft

4150 and 4238 Sunset Drive

Legend

Subject Properties: 
Current Zoning: **CG/CH**
Requested Zoning Change: **PD**
Vision: **Commercial**



Photos of Site and Surrounding Area

NORTH



SOUTH



WEST



HASTINGS PROPERTY (TRACT 1A)



MATTRESS FIRM PROPERTY (TRACT 1B)



PARKING LOT PROPERTY (TRACT 1C)



Photos of Site and Surrounding Area

PARTY CITY AND PIER 1 SIGNS



TARGET SIGN



CIELO AND SUNSET MALL SIGNS



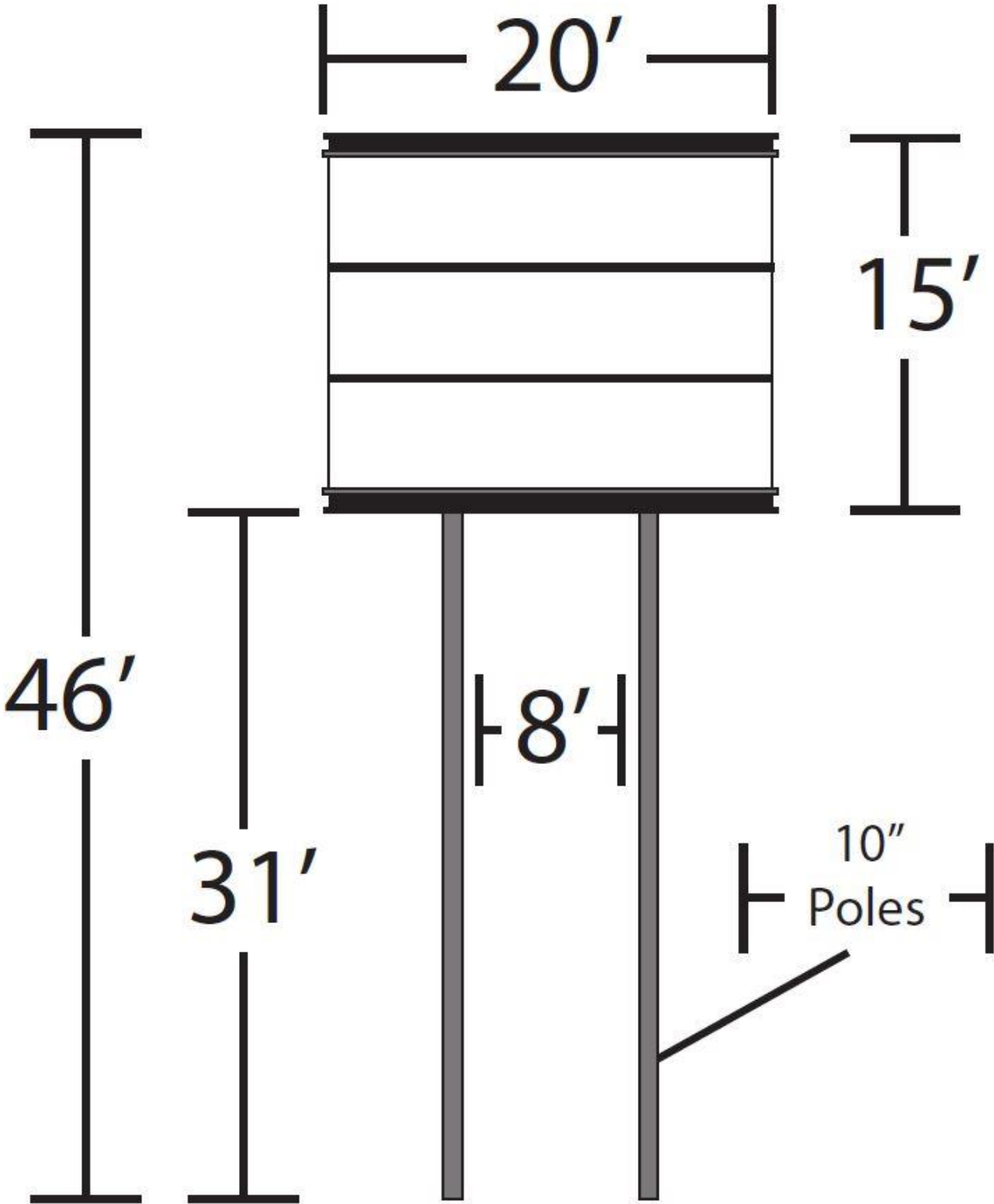
EXISTING SIGN LOOKING EAST



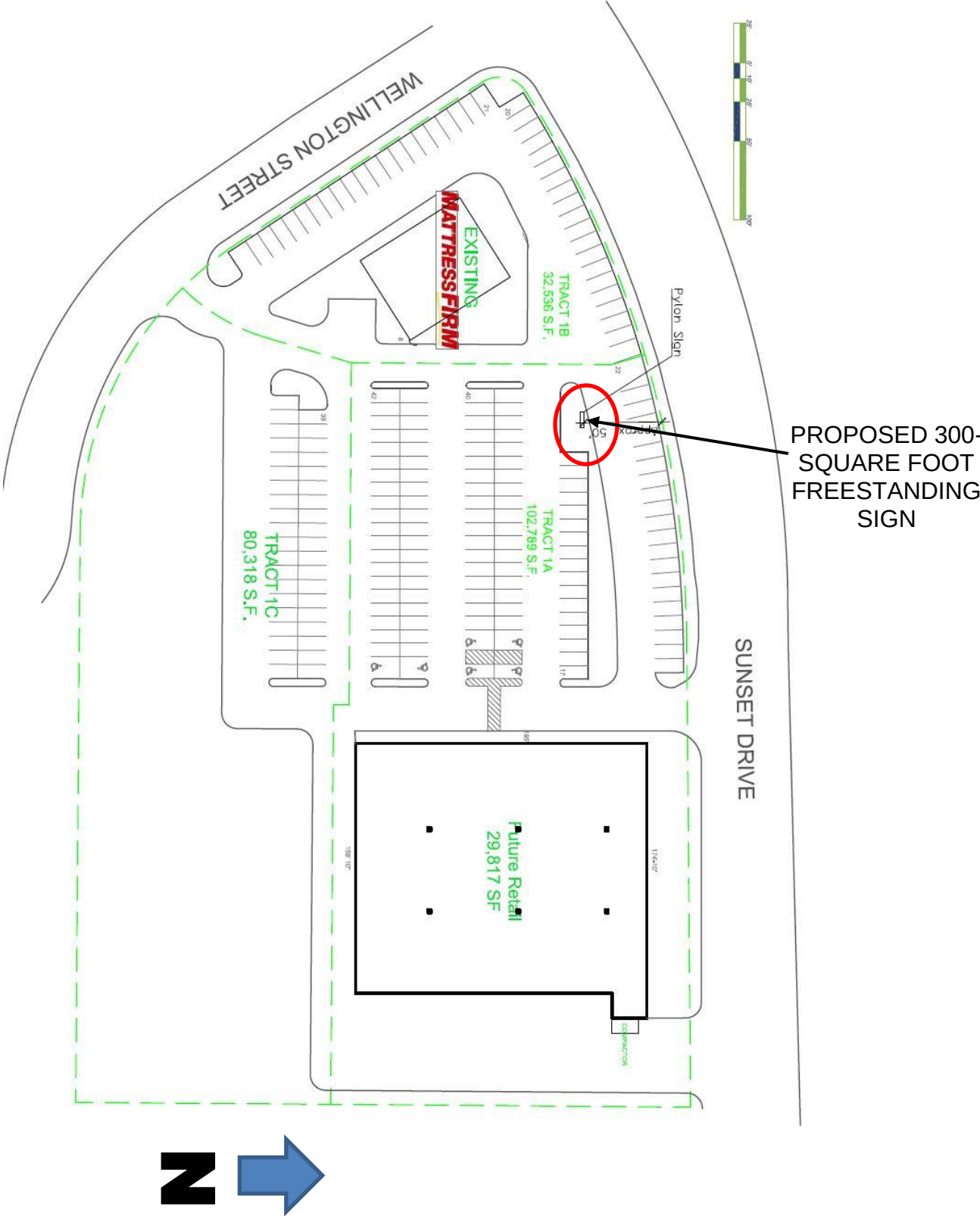
EXISTING SIGN LOOKING WEST



Proposed Sign Elevation



Site Concept Plan



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.

The use of the subject property would remain retail, restaurant and other like uses. This intent is compatible with the vision outlined in the Comprehensive Plan, which identifies this area as "Commercial."

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

The use of the subject property would remain retail, restaurant, and other like uses. This intent is compatible with the Zoning Map, which identifies this area as "CG/CH."

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.

This property is surrounded by other commercial uses, so retail would be compatible with those uses.

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

The only change from existing site conditions are proposed sign changes to the pylon. All existing signage to be removed from poles and replaced with 300 square foot cabinet. There would be Mattress Firm signage on the pylon, which is currently allowed via variance.

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

There will be no impact on the natural environment associated with this request

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

The impetus for improved signage at this property is to attract national retailers to this community. The store is currently vacant and any option for shopping would meet consumer desires.

This site is already fully developed, as is the surrounding neighborhood.

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): RDF 209 SUNSET SAN ANGELO TX PL, LLC; DCTN3 366 San Angelo TX, LLC

☐ Owner ☐ Representative (Notarized Affidavit Required)

Mailing Address: 1940 N. Kimbrell Ave, Southlake City: TX State: TX Zip Code: 76092

Contact Phone Number: 651-357-5723 Contact E-mail Address: mhuonder@n3realestate.com

Subject Property Address: 4238 Sunset Drive; 4150 Sunset Dr. San Angelo City: TX State: TX Zip Code: 76904

Legal Description (can be found on property tax statement or at www.tamgreencad.com): COLLEGE HILLS SOUTH ADDN, Tract 1A, SEC 40-A BEING 2.360 ACRES 4ST R/P OF TRACT 1 BLK 119

Existing Zoning: C6/CH Proposed Zoning: PD Lot size: 2.36 ac

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: Retail, restaurant, furniture & other uses allowed in C6/CH zoning district

*Proposed Use of Property: No change in use; request for 300 sq sign on existing poles w/ off-site signage for adjacent property

*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.

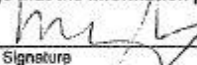
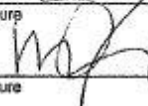
Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-657-4210, #2 www.cosatx.us/planning

Effective January 3, 2017

Section 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.

Brenna Wadleigh, CEO		RDF209 SUNSET SAN ANGELO PL, LLC	6/6/19
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Brenna Wadleigh, CEO		DCTN3 366 SAN ANGELO TX, LLC	6/6/19
Representative Name (Print)	Signature	Company/Organization	Date
Owner Name			

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6/14/2019

Case No.: PD19-07

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$740.00

Receipt #: _____ Date paid: 6/14/2019

Sign Deposit \$37.50

Receipt #: _____ Date paid: 6/14/2019

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: 7/15/19 Date notifications due: ____/____/____

City Council hearing date: 8/20/19 Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher Date: 6/14/2019

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 PROPERTIES: **4150 AND 4238 SUNSET DRIVE; LOCATED AT THE IMMEDIATE NORTHEAST CORNER OF SUNSET DRIVE AND WELLINGTON STREET;** FROM THE GENERAL COMMERCIAL/HEAVY COMMERCIAL (CG/CH) ZONING DISTRICT TO A PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW FOR USES PERMITTED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT AND A SHARED SIGN PLAN; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: PD19-07: RDF209/DCTN3 366

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 for uses permitted within the General Commercial (CG) Zoning District and a shared sign plan, and in conformance with the overall use in accordance with the approved Concept Plan, as further depicted on **Exhibit “A”** of this Ordinance (“PD Concept Plan”); and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on PD19-07, 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 properties generally located at 4150 and 4238 Sunset Drive; at the immediate northeast corner of Sunset Drive and Wellington Street; being Tracts 1A, 1B, and 1C in Block 119, Section Forty-A, College Hills South Addition comprising 4.951 acres, 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 below, the development of the subject property shall generally conform to the General Commercial (CG) Zoning District.

SECTION 4: Any sign within the PD Zoning District advertising for any business within the PD shall be considered an on-site sign, subject to the applicable commercial development standards of the Sign Ordinance, except that the maximum sign area may be a maximum of 300 square feet.

SECTION 5: A maximum of one freestanding sign shall be allowed within the PD and the sign must be adjacent to Sunset Drive.

SECTION 6: The existing landscaping around the sign shall be maintained, replaced, or the applicant shall install a minimum eight-foot tall masonry (brick, stone) or stucco base to maintain the aesthetic integrity of the sign.

SECTION 7: Should there be excessive spillover glare onto adjacent properties or the right-of-way, dimmers or other mitigation measures shall be installed or undertaken to the satisfaction of the Planning Director.

SECTION 8: 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 9. 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 10: 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 11: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED on the **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

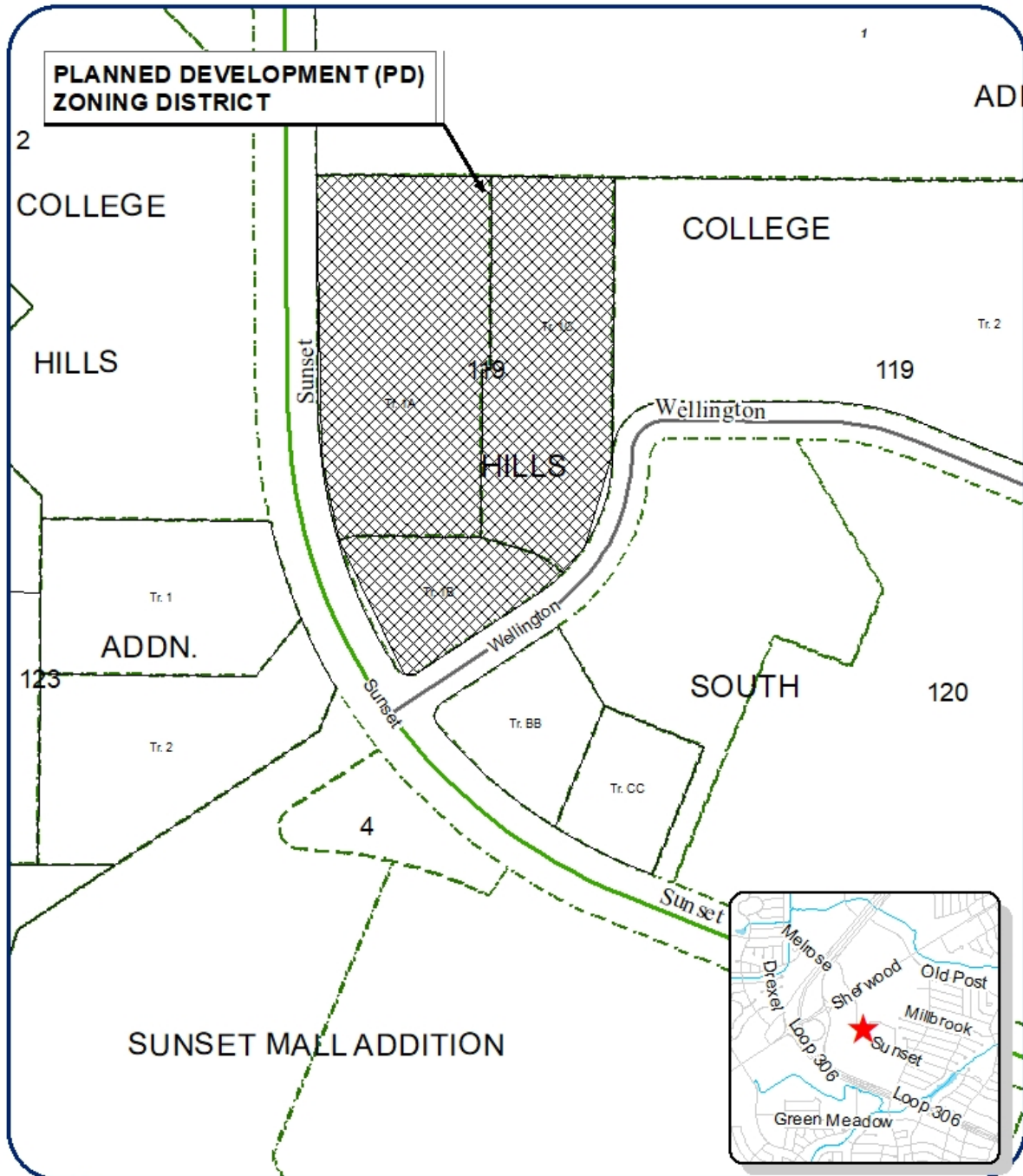
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (PD Boundary Map)



Rezoning

PD19-07: RDF 209/DCTN3 366

Council District: Billie DeWitt -District 6

Neighborhood: Sunset

Scale: 1" approx. = 167 ft

4150 and 4238 Sunset Drive

Legend

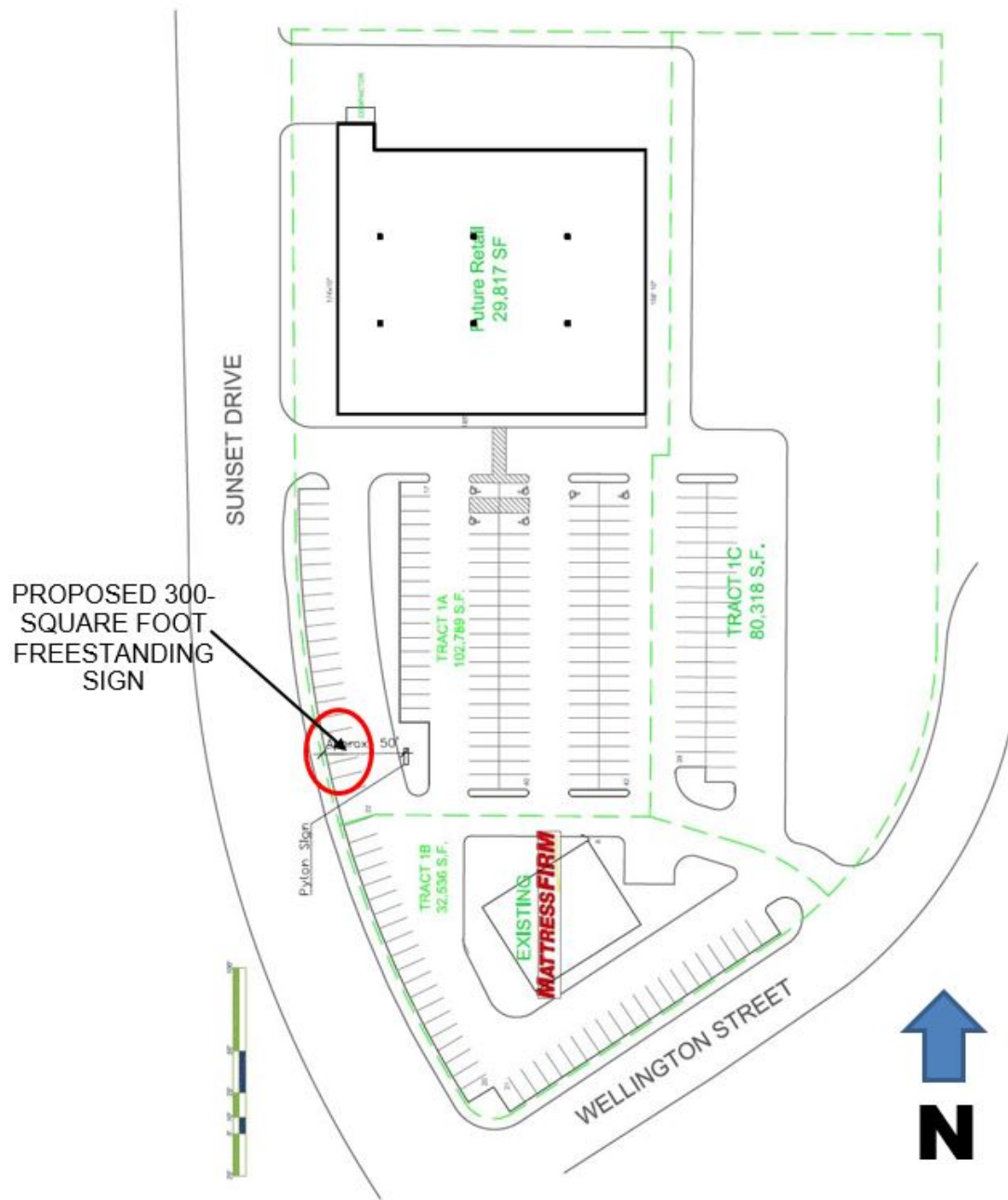
Subject Properties:

Current Zoning: **CG/CH**

Requested Zoning Change: **PD**

Vision: **Commercial**

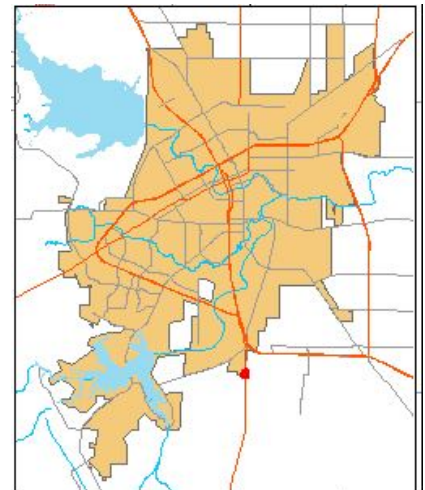




CITY COUNCIL – August 20 & September 4, 2019
STAFF REPORT



APPLICATION TYPE:	CASE:		
Rezoning	Z19-12: Graves		
SYNOPSIS:			
The applicant has applied to rezone the 5.95-acre property from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District to allow the existing animal meat processing and taxidermy facility and its expansion, which will include a smokehouse. The current CH zoning does not allow these uses. The property was annexed into the City in 1997 and the business has been operating since 2005 (see Additional Information).			
LOCATION:		LEGAL DESCRIPTION:	
6993 and 7005 South U.S. Highway 277; generally located approximately 770 feet south of the intersection of South U.S. Highway 277 and Templin Road.		5.95 acres in the L.P. Moore Addition, Survey No. 169.5, Abstract A-1637.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #1 – Tommy Hiebert Country Club Neighborhood	Heavy Commercial (CH)	Industrial	5.95 ac.
THOROUGHFARE PLAN:			
South U.S. Highway 277 – Urban Arterial Street (TXDOT) Required: N/A (TXDOT jurisdiction) Provided: 120' right-of-way, 50' pavement			
NOTIFICATIONS:			
13 notifications mailed within 200-foot radius on June 26, 2019. One received in support and none against.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property.			
PROPERTY OWNER/PETITIONER:			
<i>Owner:</i> JKBG Investments LLC, Mr. Jack Graves <i>Petitioner:</i> Ms. Erica Carter, P.E., Carter-Fentress Engineering			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			



Additional Information: The applicant's immediate plan is to construct the new 2,400-square foot smokehouse behind the existing buildings, which comprise a total of 6,650 square feet. Their long-term plan intends to add nine warehouse/storage buildings, 2,400-square feet each, at the rear of the property. The property is currently un-platted. It is noted that the City plans to add a water meter and fire hydrant, and convert the existing Concho Rural water line adjacent to U.S. Highway 277 into a City line. This will allow the smokehouse to connect to this new City line without triggering a subdivision plat. However, the applicant has been made aware that a plat will be required prior to the warehouse/storage buildings being constructed, as they are located too far from the existing line, and require an extension and new hydrant.

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 "Industrial" in the City's Comprehensive Plan and is part of a large expanse of this designation which extends 2/3 of a mile north between Grand Canal Road and South U.S. Highway 277. This large expanse comprises a wide range of industrial and heavy commercial operations including heating and cooling, oil field equipment, and West Texas Steel. Meat processing, a smokehouse, warehousing, and taxidermy are all appropriate uses for the Industrial designation with underlying Light Manufacturing (ML) zoning.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** As indicated, the ML zoning would allow all of the existing and intended uses. The buildings comply with all ML development standards. The two front buildings are setback 35 feet from the front property line facing U.S. Highway 277, more than the required 25 feet. The new smokehouse will require one paved parking space for every 1,000 square feet, a total of two spaces. The applicant may pave over the existing caliche parking area at the front of the building, as there is adequate space here for parking. In addition, the Planning Division discovered during its research that several structures and building additions were added without permits including portions of the main building at 7005 South U.S. Highway 277, a covered porch on the building at 6993 South U.S. Highway 277, and a sea container and freezer structures. Permits will be required for these buildings, the new smokehouse, and any future buildings, and require compliance with current parking standards. In addition, there is an existing residence to the north at 6981 U.S. Highway 277, which remains a lawful conditional use since before 2000. The applicant will be required to install a six-foot high opaque privacy fence along the west and south boundary of this property adjacent to the subject property as required by Section 509 of the Zoning Ordinance.

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 currently surrounded by an animal clinic to the south and vacant land to the east, both outside the City Limits. Also surrounding is vacant Heavy Commercial to the west, portable storage sales to the north, and CH zoned property to the northeast with an existing residence. North of this property, there is heavy commercial and industrial development extending to the intersection of Grand Canal Road and U.S. Highway 277. The required privacy fence will provide a buffer between the subject development and the residence to the north. Overall, Planning Staff believes that the uses existing since 2005 are compatible with the surrounding area, which is predominantly heavy commercial and industrial. Given that the Comprehensive Plan designates the surrounding properties to the north Industrial with either ML or CH Zoning, Staff believes that the subject uses will remain compatible with any future development in this area.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* The CH zoning does not allow the current uses to expand without a rezoning to ML. The current and new uses would comply with all ML development standards. Planning Staff believe that ML zoning is appropriate given the predominant industrial character of this area and intended future development for this area.
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.* Consistent with other similar developments, Staff acknowledges there will be some minor air pollution with the additional use of the smokehouse. However, Staff intends to work with the applicant through the site plan and permitting process to mitigate the majority of any odors that would be emitted. All current and proposed uses will be conducted inside the buildings on the property.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* The applicant indicates that the rezoning will allow the new smokehouse to better serve the community, as well as potentially bring in new deer hunters. Staff believes this location is appropriate for the intended uses given it is surrounding by similar types of uses and zoning.
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.* South U.S. Highway 277 is identified as a major (TXDOT) arterial street with two southbound lanes and a northbound lane. This road is highly travelled by trucks and commercial vehicles and can easily accommodate any additional customer traffic for this business.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended unanimous **APPROVAL** of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Jeff Fisher, Principal Planner, presented the proposed rezoning request. He indicated that the applicant plans to erect a new smokehouse building for his meat processing facility, and that this use is not allowed in the Heavy Commercial (CH) Zoning District. Mr. Fisher outlined Staff's rationale to approve the Rezoning on the grounds this is an Industrial designated corridor in the City's Comprehensive Plan; that the current and new building will comply with the ML zoning standards; and the uses have already existed since 2005 and are compatible with other industrial and heavy commercial uses in the area. He explained that Staff also looked at effects on the natural environment of the smoking operation given there is a home in close proximity also zoned CH. Mr. Fisher indicated that similar to a recent case, Staff would work with the applicant at the site plan stage to mitigate any air pollution affects although he indicated these should be minimal. He shared for the Commission the applicant's synopsis that smoking would only be conducted for 8 minutes every 5-6 hours.

Commissioner Brooks asked why the CH zoning does not already allow all of the uses.

Mr. Fisher responded that meat processing is not an allowed use in the CH district nor the taxidermy component on its own classified as retail sales, but that taxidermy would be allowed if accessory to a permitted use.

Vice Chair Spano asked if the Zoning Ordinance imposed a limit on the amount of smoke that could be produced during barbequing.

Mr. Fisher responded that there is not a specific limit in the Ordinance but that Staff expressed concern given one home's close proximity to the property. Mr. Fisher indicated that the homeowner was provided with written notice and did not respond, and that this property is zoned CH already. He further explained that the owner is already conducting smoking operations from the property but require a new building to meet USDA requirements.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

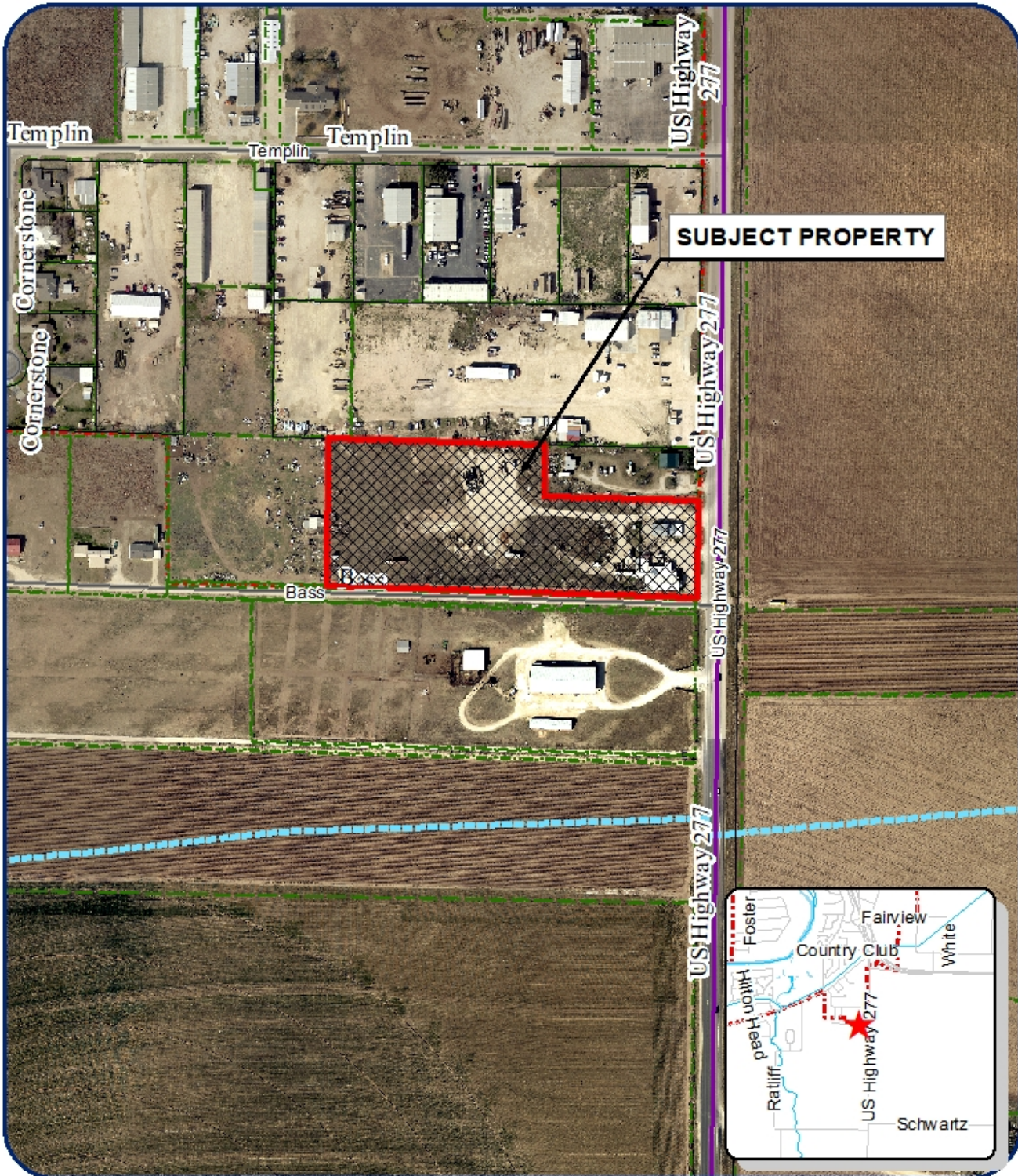
Commissioner Brooks made a Motion to recommend APPROVAL of the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property. The motion carried unanimously, 4-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the proposed Rezoning from the Heavy Commercial (CH) Zoning District to the Light Industrial (ML) Zoning District on the subject property.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Response Letter
Applicant's Synopsis
Applicant's Response to Zoning Criteria
Application



Rezoning

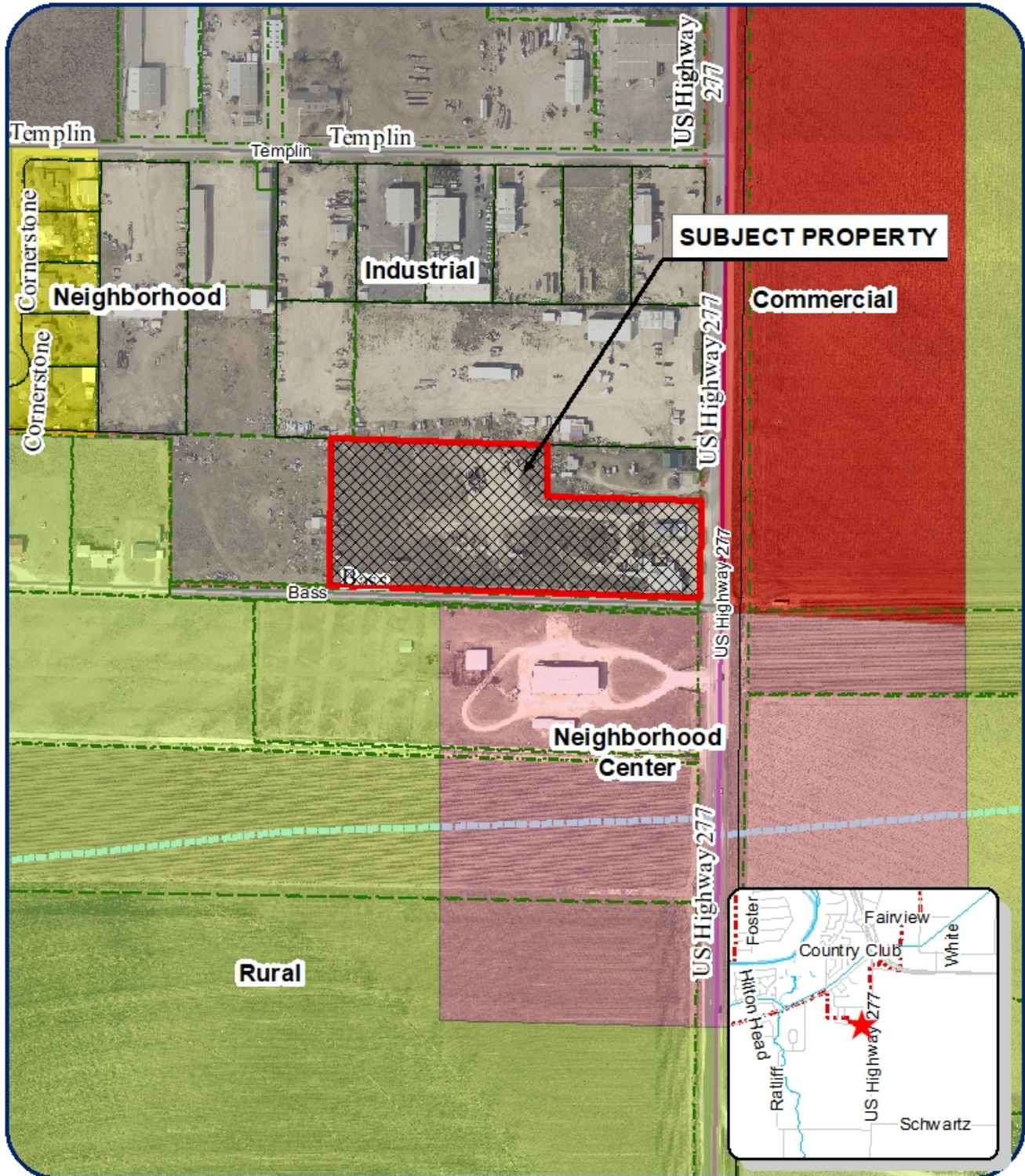
Z19-12: Graves

Council District: Tommy Hiebert - District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties: —
Current Zoning: CH
Requested Zoning Change: ML
Vision: Industrial





Rezoning

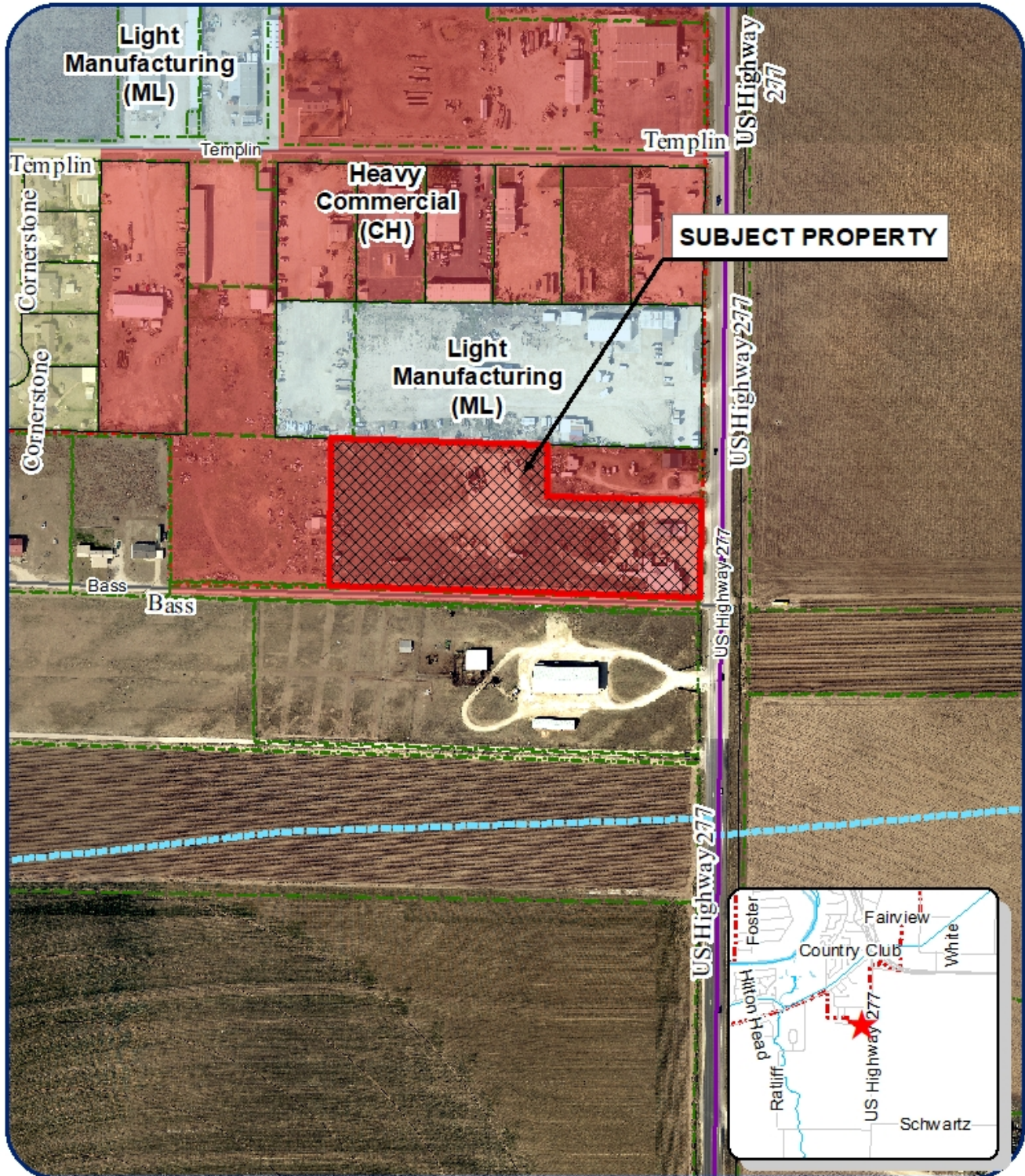
Z19-12: Graves

Council District: Tommy Hiebert -District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties: —
Current Zoning: CH
Requested Zoning Change: ML
Vision: Industrial





Rezoning

Z19-12: Graves

Council District: Tommy Hiebert -District 1
Neighborhood: Country Club
Scale: 1" approx. = 300 ft
7005 S. U.S. Highway 277

Legend

Subject Properties: —
Current Zoning: CH
Requested Zoning Change: ML
Vision: Industrial



Photos of Site and Surrounding Area

NORTH



SOUTH



EAST



WEST AT PROPERTY



FRONT OF PROPERTY



REAR OF PROPERTY
(FUTURE LOCATION OF SMOKEHOUSE)



1401 S. US HWY 277
SAN ANGELO, TX 76904
COSAT TEXAS HOMES

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) _____

*This stretch of 277 is all commercial businesses.
Last business in the city limits. No reason not to.*

NAME: Shay Elkins

ADDRESS: 6941 S. 48. Hwy 277

San Angelo Tx 76904

SIGNATURE: Shay Elkins

Z19-12: Graves

property owner number: 2

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.



Mon 7/8/2019 3:56 PM

westtxdeer <westtxdeer@gmail.com>

Re: Z19-12 Graves

To: Fisher, Jeff

 You replied to this message on 7/8/2019 4:03 PM.

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Jeff, The purpose of our smokehouses is to cook product(sausage, jerky etc.) and have the ability to control the amount of smoke exposed to the product. The smokehouses are capable of cooking 500lbs of meat every 5-6 hours. The smoke is generated in a box with a hot plate that burns sawdust, it is then piped into the actual smoker for approximately 8 minutes per 5-6 hours. The internal fans move the smoke throughout the smokehouse for the duration of the program. During the last fifteen minutes of each program a damper releases heat and what is left of the smoke. This procedure is done over 100 days in a row during the fall at our existing Wild Game Processing Plant, located on the same lot.

The reason for the new smokehouses is that we are building a completely new facility. This facility will deal solely with USDA approved products(beef, pork). We are making our same products in a new facility so we can sell them commercially. Let me know if you need any more details.

Thanks, Jack Graves

On Jul 8, 2019, at 3:16 PM, Fisher, Jeff <jeff.fisher@cosatx.us> wrote:

Jack,

Thank you for answering my call today. Here's what I need from you, a summary of our discussion as answers to questions below:

- 1) Smokehouse operation details (electric smoke generator and how smell is circulated)
- 2) Days and Hours/minutes of operation of smoking
- 3) Reason for new smokehouse and info on existing smoking and cooking operating within existing buildings

Thanks,
Jeff

Let us know how we are doing; please take a quick [survey](#).

<image001.jpg>

<image002.png>

**Jeff Fisher, AICP
Principal Planner**

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.
The proposed amendment is going to be compatible with the Comprehensive plan because
it is going to serve the same purpose it was before. The owner is going to add a smokehouse
to the property that is not allowed in heavy commercial. Light manufacturing will suit this
site better by allowing the company to do the same thing they have been doing, and allow
the smokehouse to be operated on the property as well.

2. Consistent with Zoning Ordinance. Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.
Right now this property is zoned as a heavy commercial, and surrounding the zone
is a residential zone and a light manufacturing zone. Changing this to a light manufacturing
would not be a big change to the property, and would stay consistant with the
zoning ordinance.

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.
As mentioned, there is already a light manufacturing zone next to this zone. Also, the
property would be serving the same purpose it was before with one added addition that is
allowed in a light manufacturing, and not in heavy commercial. It would fit right in with the

surrounding zones.

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

The owner is wanting to add a smokehouse to his business, and this is not allowed in a heavy commercial zone. Light manufacturing zone does allow this change, and allow the owner to continue his wild game processing as well.

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

The smokehouse would have an impact on the air quality in the region, but I would expect this to be equivalent or even less than what any other building that could be placed on this part of the property if it was zoned light manufacturing or heavy commercial.

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

Changing the zone to ML will better serve the owner who is using the land for wild game processing. This will allow the owner to build his smokehouse, and use it to serve the community. Potentially bringing in new deer hunters to San Angelo from out of town.

-
-
-
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. This processing plant has been in San Angelo for 14 years, and they have proven that thier business is thriving and not going anywhere. Allowing this amendment will continue the urban development in this area, and continue the growth on highway 277. This is a growing part of San Angelo the more infrasturcture going up in that area the more people will want to see what is being built and provide more business to the community.
-

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): Jack Graves, JKBG Investments

to Owner ☐ Representative (Notarized Affidavit Required) ☐

7005 South Highway 277 San Angelo Texas 76904

Mailing Address City State Zip Code

325-895-1490 ecarter@fentresseng.com

Contact Phone Number Contact E-mail Address

7005 South Highway 277 San Angelo Texas 76904

Subject Property Address City State Zip Code

Abst: A-1637 S-0169.5, Survey: LP MOORE, 5.9500 ACRES

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Existing Zoning: CH Proposed Zoning: ML Lot size: 5.95 Acres

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing use of Property: Wild Game Processing Plat

*Proposed Use of Property: Keeping same use

*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.)

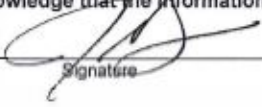
- ☒ An application for a zone change on a property may only be made by the owner of that property, an authorized representative of the property owner, the Planning Director, the Planning Commission or City Council. An authorized representative shall present a notarized affidavit from the property owner.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

Jack Graves		J's Processing	06/06/2019
Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Erica Carter		Carter-Fentress Engineering, LLC	06/06/2019
Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6/14/19

Case No.: Z 19 - 12

Fully-dimensioned site plan: ☒

Nonrefundable fee: \$ 640.00 Receipt #: _____ Date paid: ____/____/____

Sign Deposit \$37.50 Receipt #: _____ Date paid: ____/____/____

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: 7/15/19 Date notifications due: ____/____/____

City Council hearing date: 8/20/19 Packets due date: ____/____/____

Publication date: ____/____/____

Reviewed/Accepted by: J. Fisher Date: 6/14/19

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: **6993 AND 7005 SOUTH U.S. HIGHWAY 277; GENERALLY LOCATED APPROXIMATELY 770 FEET SOUTH OF THE INTERSECTION OF SOUTH U.S. HIGHWAY 277 AND TEMPLIN ROAD;** FROM THE HEAVY COMMERCIAL (CH) ZONING DISTRICT TO THE LIGHT MANUFACTURING (ML) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE

RE: Z19-12: Graves

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 20th day of August 2019, City Council held a public hearing on Z19-12, 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 LIGHT MANUFACTURING (ML) ZONING DISTRICT;

The real property generally located at 6993 and 7005 South U.S. Highway 277; generally located approximately 770 feet south of the intersection of South U.S. Highway 277 and Templin Road; being 5.95 acres in the L.P. Moore Addition, Survey No. 169.5, Abstract A-1637, City of San Angelo, Tom Green County, Texas

as more particularly described on Exhibit “A” of this Ordinance, shall henceforth be permanently zoned as follows: Light Manufacturing (ML) 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 (“ML” Boundary Map).

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 on the **20th day of August, 2019**, and finally PASSED,
APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

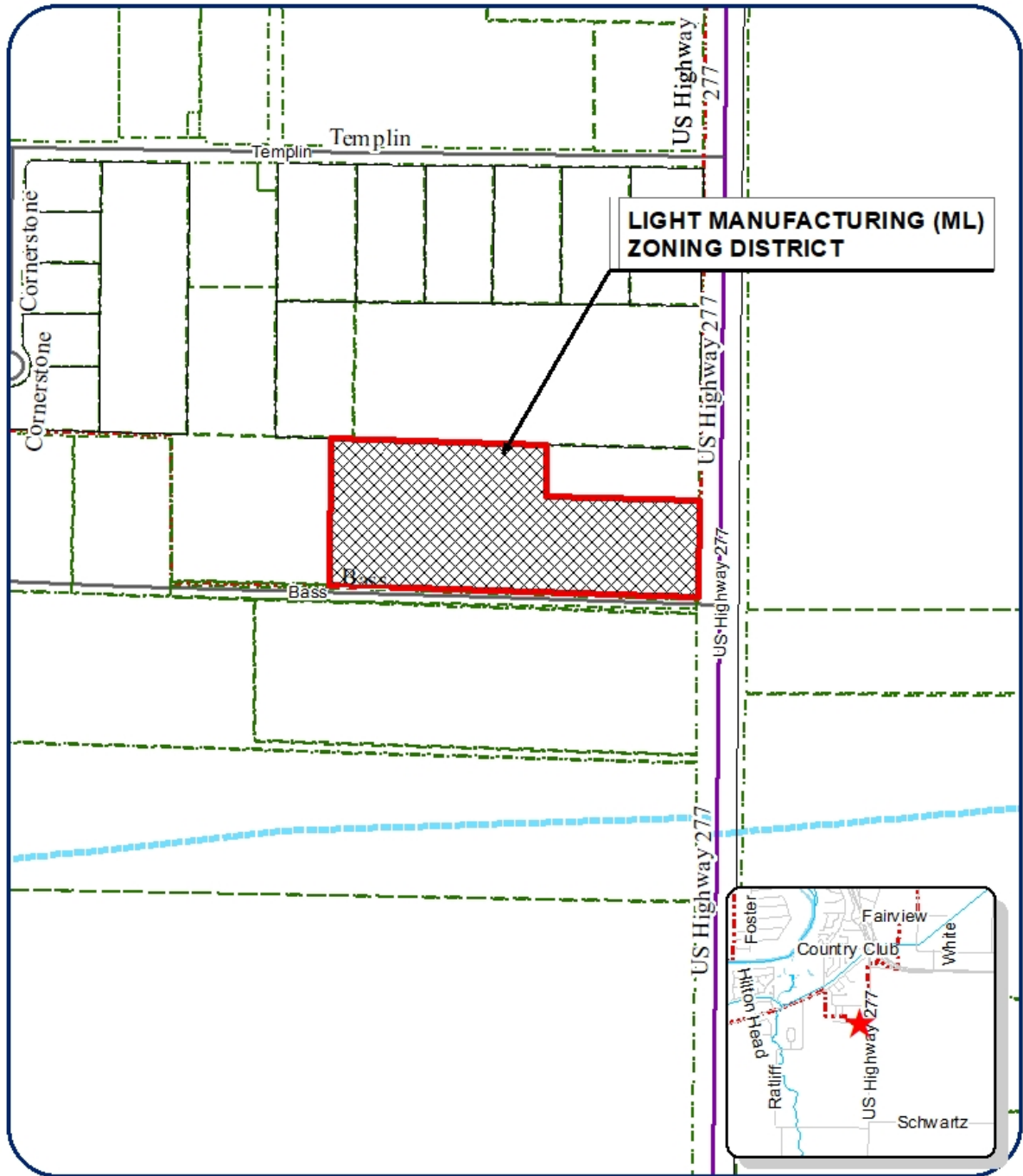
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit "A" (ML Boundary Map)



Rezoning

Z19-12: Graves

Council District: Tommy Hiebert -District 1

Neighborhood: Country Club

Scale: 1" approx. = 300 ft

7005 S. U.S. Highway 277

Legend

Subject Properties: 

Current Zoning: **CH**

Requested Zoning Change: **ML**

Vision: **Industrial**



CITY COUNCIL – AUGUST 20 & SEPTEMBER 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASES:	
Rezoning		Z19-11: Centro Cristiano Hosanna	
SYNOPSIS:			
A request for approval of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district. The existing church has an approved conditional use to allow a religious institution but they wish to erect a larger sign than the current residential zoning would allow.			
LOCATION:		LEGAL DESCRIPTION:	
5026 Link Road		Being 6.1090 acres being all of Block 15 less a 0.351 acre tract, Block 15, Park View Acres, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #1 – Tommy Hiebert Glenmore Neighborhood		R&E – Ranch and Estate	Commercial
			SIZE:
			6.109 acres
THOROUGHFARE PLAN:			
South Bryant Boulevard – Major Arterial Street, Required: N/A – TXDOT road; Provided: variable right-of-way, variable pavement. Link Road – Local Street, Required: N/A – TXDOT road; Provided: variable right-of-way, variable pavement.			
NOTIFICATIONS:			
7 notifications were mailed within a 200-foot radius on June 26, 2019. Zero received in support and zero in opposition.			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of a rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district.			
PROPERTY OWNER/PETITIONER:			
Centro Cristiano Hosanna Juan Rivera			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			



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 current future land use is designated as “commercial” which seeks to promote “single-use centers consisting of large retail and office clusters that seek visibility and convenient access offered by frontage on the major street network. The uses within this area often draw from the larger regional area.” Section 304 of the Zoning Ordinance states that the intent of the General Commercial zoning district is to “provide opportunities for development of commercial establishments of higher intensity, with larger trade area, floor area and traffic generation than Neighborhood Commercial uses.” The rezoning will be in keeping with the approved future land use and allow the continuation of the surrounding commercial development along South Bryant Boulevard.
2. **Consistent with Zoning Ordinance.** **Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.** The existing structure complies with today’s setback standards and the property currently is partially screened. The existing 6.109 acre lot exceeds the minimum lot area of 6,000 square feet, the minimum lot frontage of 50 feet, and minimum lot depth of 80 feet in the General Commercial zoning district. Any future additions will be required to comply with all current standards in the zoning ordinance.
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 is comprised of mixed uses of heavier commercial and general commercial along South Bryant Boulevard. The subject tract of land fits in with the existing commercial development pattern, and would allow for expansion of an existing business.
4. **Changed Conditions.** **Whether and the extent to which there are changed conditions that require an amendment.** The existing structure is allowed in the current R&E zoning district by a conditional use. The current business would like to possibly expand in the future. Since the ranch & estate development never developed on this property, the rezoning would make use of the land in a manner consistent with the adopted future land use and existing adjacent mixed use development in the area.
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 rezoning is anticipated to have little to no adverse impact on the natural environment. There may be minor air and noise pollution as any new improvements are built, but those would be temporary.

6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Allowing this site to rezone to general commercial would allow an existing business to expand to continue to serve the community, rather than allowing a continuance of a zoning designation that could not been effectively utilized in the past.
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 along South Bryant Boulevard is mixed with commercial and residential, approving the rezoning will allow the parcels to keep in continuity with the adjoining development in the area.

Planning Commission Recommendation:

On July 15, 2019, the Planning Commission recommended APPROVAL of a Rezoning from the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District on the subject property. The following is the complete excerpt of the draft minutes from the July 15, 2019, meeting for this case:

Shelly Paschal, Planner, presented the proposed rezoning request. She displayed photos of the existing church and surrounding area. Ms. Paschal outlined Staff's rationale to approve the Rezoning on the grounds that the requested rezoning is consistent with the Comprehensive Plan designation; that the lots are consistent with the CG zoning standards and partially screened; and that the use will be compatible with the surrounding uses.

Vice Chair Spano opened the meeting for public comment.

Vice Chair Spano closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of the Rezoning from the the Ranch & Estate (R&E) Zoning District to the General Commercial (CG) Zoning District. Commissioner Self seconded the motion. The Motion passed unanimously 4-0.

Recommendation:

Staff's recommendation is for City Council to **APPROVE** the rezoning from the Ranch and Estate (R&E) zoning district to the General Commercial (CG) zoning district.

Attachments:

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

**Z19-11: Centro Cristiano Hosanna****5026 Link Road**

Council District 1 - Tommy Hiebert

Neighborhood: Glenmore

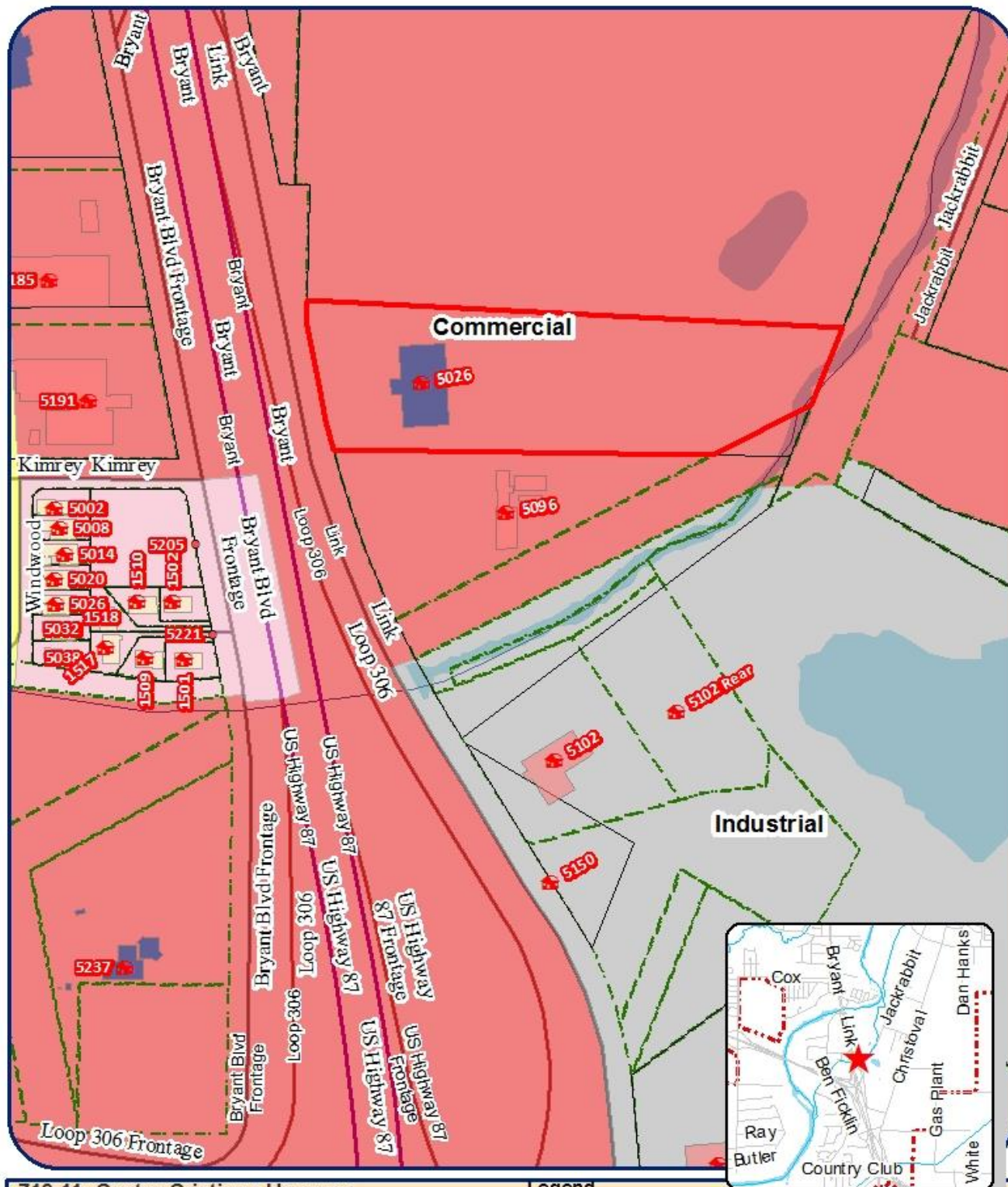
Scale: 1" approx. = 250 ft

LegendSubject Properties: —Current Zoning: R & ERequested Zoning Change: CGVision: Commercial

N



6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition



Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 250 ft

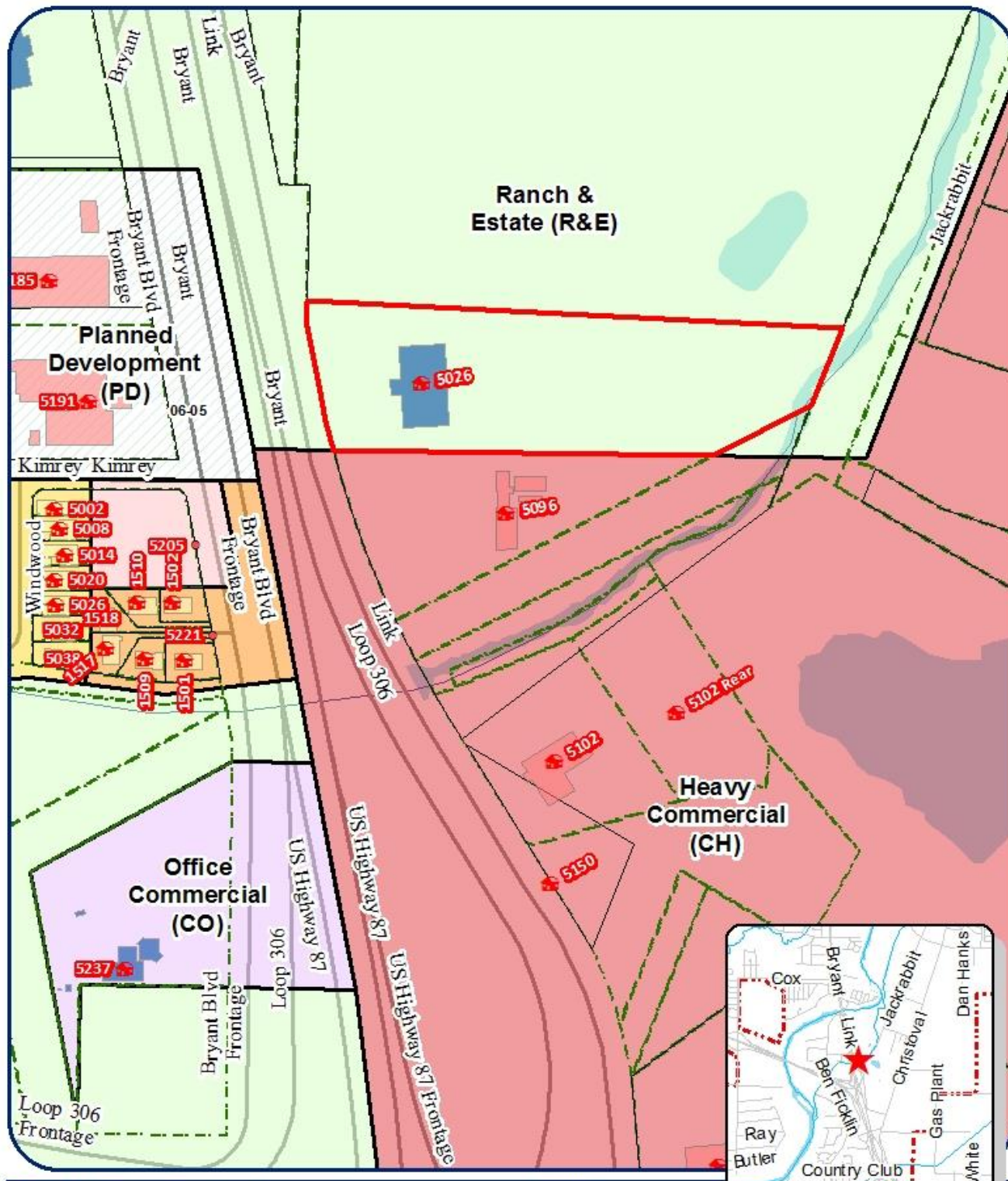
Legend

Subject Properties: ■
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N





Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 250 ft

Legend

Subject Properties: —
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N



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): Juan Rivera - Centro Cristiano Hosanna
☐ Owner ☒ Representative (Notarized Affidavit Required)
 Mailing Address: 5026 Link Rd San Angelo Tx 76904
 City State Zip Code
 Contact Phone Number: (325) 617-2246 Contact E-mail Address: sanghosanna@hotmail.com
 Subject Property Address: 5026 Link Rd San Angelo Tx 76904
 City State Zip Code
 Legal Description (can be found on property tax statement or at www.tomgreencad.com): BLK 15 PT Subd Parker Ave Adn, 6.1090 ac, being all or blk 15 less A.351 Ac tract

Existing Zoning: R&E Proposed Zoning: CG Lot size: 6.1090 ac

(Zoning Map available on [City Maps](#))

Section 2: Site Specific Details

Existing Use of Property: R&E / Church Facility

*Proposed Use of Property: Church 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.

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.

Juan Rivera [Signature] Centro Cristiano Hosanna 6-10-19
 Owner Name (Print) Signature Company/Organization (If Applicable) Date

 Representative Name (Print) Signature Company/Organization Date

FOR OFFICE USE ONLY:

☒ Verified Complete ☐ Verified Incomplete

Date of Application: 6 / 10 / 19

Case No.: Z 19 -- 11

Fully-dimensional site plan: ☐

Nonrefundable fee: \$ 625 ✓ Receipt #: 265237 Date paid: ____/____/____

Sign Deposit \$37.50 ✓ Receipt #: ____ Date paid: ____/____/____

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: 7 / 15 / 19 Date notifications due: 6 / 28 / 19

City Council hearing date: 8 / 20 / 19 Packets due date: 8 / 9 / 19

Publication date: 9 / 31 / 19

Reviewed/Accepted by: H. Bueker Date: 6 / 10 / 19

Front of Subject Property

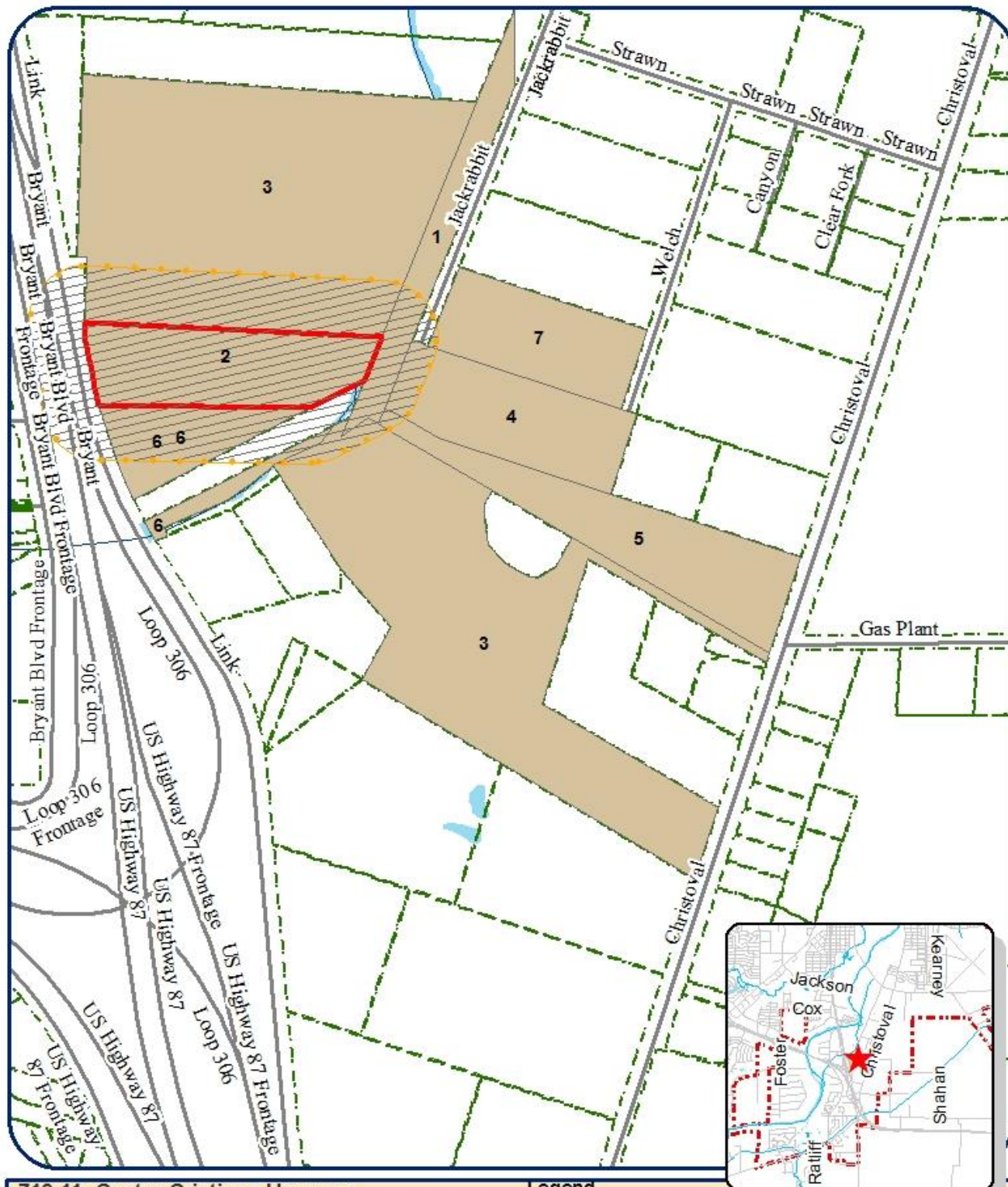


Looking south of subject property



Looking north of subject property





Z19-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert
 Neighborhood: Glenmore
 Scale: 1" approx. = 450 ft

Legend

Subject Properties: —
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Parkview Addition

N



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 5026 LINK ROAD, GENERALLY LOCATED APPROXIMATELY .78 MILES FROM THE INTERSECTION OF LINK AND CRISTOVAL ROADS, SAN ANGELO, TEXAS,** FROM RANCH & ESTATES (R&E) ZONING DISTRICT TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z19-11: Centro Cristiano Hosanna

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 General Commercial (CG) Zoning District; and,

WHEREAS, on the 20th day of August, 2019, City Council held a public hearing on Z19-11, 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 property permanently zoned GENERAL COMMERCIAL (CG) Zoning District:

The real property generally located at 5026 Link, specifically being 6.1090 acres being all of Block 15 less a 0.351 acre tract, Block 15, Park View Acres, City of San Angelo, Tom Green County, Texas.

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 on the **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 2019**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

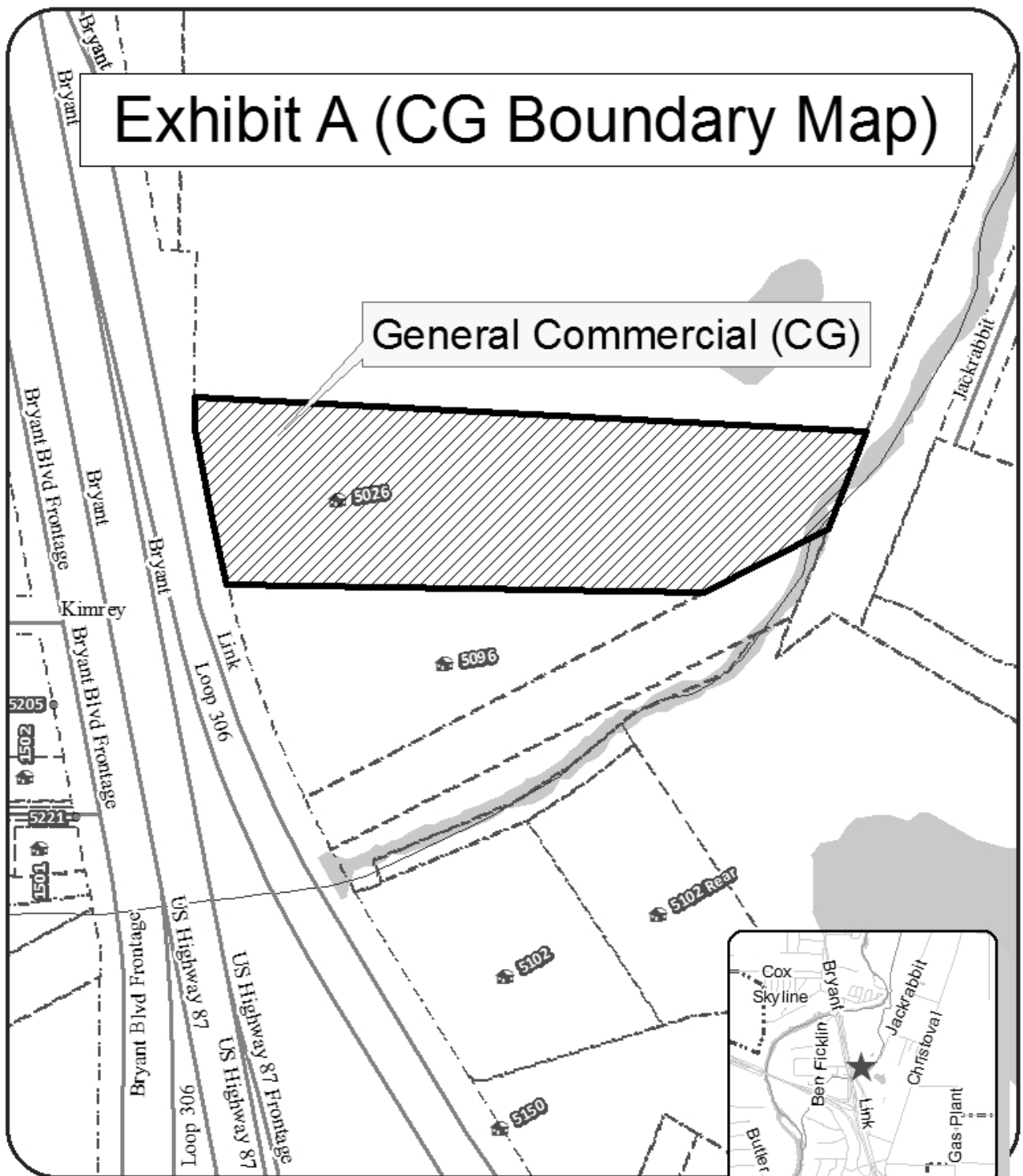
ATTEST:

APPROVED AS TO FORM:

Julia Antilley, City Clerk

Theresa James, City Attorney

Exhibit A (CG Boundary Map)



219-11: Centro Cristiano Hosanna

5026 Link Road

Council District 1 - Tommy Hiebert

Neighborhood: Glenmore

Scale: 1" approx. = 200 ft

6.109 acres being all of Block 15 Less a .351 Tract, Block 15, Park View Acres

Legend

Subject Properties: 
 Current Zoning: R & E
 Requested Zoning Change: CG
 Vision: Commercial



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance approving the abandonment and vacation of a 20-ft wide by 300-ft long, 0.1370 acres (6,000-sq ft) public alley; the north/south alley located south of W. Beauregard Ave., north of W. Colorado St. between S. Jefferson St. and S. Madison St. (Presentation made by Planning & Development Services Director Jon James)

Summary/History:

The applicant has requested the abandonment of a 20' x 300' paved alley within Block 121 of the Angelo Heights Addition. Reasons for the request include safety, maintenance of the alley and use of the alley property. Utilities are present in the alley so an unobstructed easement will be part of the consideration. The applicant owns 1421 and 1409 W. Beauregard Ave. located on the east and west of the north portion of the alley. He is requesting abandonment of the entire alley.

Financial Impact:

N/A

Other Information/Recommendation:

On May 20, 2019, The Planning Commission unanimously recommended approval of the alley abandonment, with a vote of 6-0.

Attachments:

1. Staff Report (AA) Angelo Heights Addition BLK 121 Alley Abandonment Report CC.docx
2. Ordinance (AA) Angelo Heights Addition BLK 121 Alley_Abandonment Ordinance CC.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

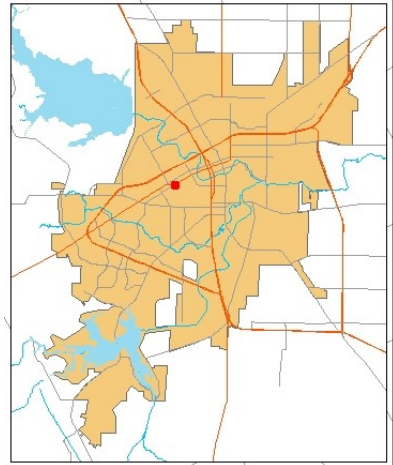
Julia Antilley

Final Approval

CITY COUNCIL – August 20 & September 4, 2019

STAFF REPORT



APPLICATION TYPE:		CASE:	
Alley Right-of-way Abandonment		Angelo Heights Addition Blk. 121: Fehrenbach	
SYNOPSIS:			
The applicant has requested the abandonment of a 20' x 300' paved alley within Block 121 of the Angelo Heights Addition. Reasons for the request include safety, maintenance of the alley and use of the alley property. Utilities are present in the alley so an unobstructed easement will be part of the consideration. The applicant owns 1421 and 1409 W. Beauregard Ave. located on the east and west of the north portion of the alley. He is requesting abandonment of the entire alley.			
LOCATION:		LEGAL DESCRIPTION:	
South of W. Beauregard Ave and north of W. Colorado between S. Jefferson St. and Madison St.		Being a 0.138 acres (6,000 square feet) alley located within Block 121 of Angelo Heights Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District 5 – Lane Carter Santa Rita Neighborhood	CG/CH and CN	Commercial	0.138 acres (6,000 square feet)
THOROUGHFARE PLAN:			
N/A. Alley was approved as part of the Angelo Heights Addition, filed for record December 12, 1905 with the Tom Green County Clerk.			
NOTIFICATIONS:			
5 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:			
Daniel A Fehrenbach			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 Sherry.bailey@cosatx.us			

Additional Information:

The applicant indicated that this alley is not used in the traditional manner for an alley. Businesses do not use it for travel movement and access to back loading areas for trash. Each of the property owners that front on the alley could use the land to augment their business. Mr. Fehrenbach would like to incorporate the alley into his parking area. The property owner to the south is looking at access issues since his building backs right up to the alley property line. The alley, if abandoned, will be acquired and utilized by the adjoining property owners.

Utility Comments:

City Staff notified all relevant municipal departments to the request, as well as public and private utility companies. There are City services within the alley area to be abandoned. Suddenlink and AEP will require an unobstructed public utility easement within the abandonment area for the existing AEP power poles and attached Suddenlink communication lines. The alley will be required to be unobstructed (no buildings, structures, or fences allowed) 20 feet wide the entire length of the alley. There were no other responses.

Rationale:

Planning Staff reviewed all relevant history, ordinances, policies, and conducted a site visit to the property on May 3 and May 10, 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 not used as an alley presently but as adjacent property for the existing buildings. Part of the alley is used as parking or storage.
- *Utilities:* There are City utilities in the alley. Water and sewer lines are located
- *Community Impact:* The City has been working with the adjacent property owners. As a condition of approval, Planning Staff recommends that all abutting owners comply with the abandonment requirements within 18 months of approval.
- *Public Benefit:* The Planning Division agrees that closing the entire alley 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 abandonment of a 20' X 300' paved alley within Block 121 of the Angelo Heights Addition. The following is the complete excerpt of the draft minutes from the May 20, 2019, meeting for this case:

Alley Right-of-Way Abandonment: Fehrenbach

Public hearing and consideration of a request to approve the abandonment and vacation of a 20-foot x 300-foot unpaved alley within Block 121 of the Angelo Heights Addition, being 0.137 acres, located south of West Beauregard Avenue and north of Colorado Street, between Madison and Jefferson Streets.

**Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019**

Sherry Bailey, Principal Planner, presented the proposed alley abandonment. She indicated that this is a paved, north-south alley. Mrs. Bailey explained that the applicant owns properties on either side of the alley.

Mrs. Bailey outlined Staff's recommendation with four conditions of approval to approve the proposed alley abandonment on the grounds that there will be no negative affects and no rear garages or carports; that there will be an unobstructed utility easement; that no responses were circulated to date; and that closing the entire alley will benefit all property owners.

Chair Stribling asked if a plat is required and if the easement will shown on the plat.

Ms. Bailey responded that this was correct.

Chair Stribling opened the meeting for public comment.

Mr. Jon James, Planning and Development Services Director, clarified that while the presentation and report was correct, the caption in the agenda should be for a 20-foot by 30-foot alley instead of a 15-foot by 200-foot alley.

Chair Stribling closed public comment.

Commissioner Uherik made a Motion to recommend APPROVAL of the abandonment and vacation of a 20-foot x 300-foot unpaved alley within Block 121 of the Angelo Heights Addition. Commissioner Spano seconded the motion. The motion carried unanimously, 6-0.

Recommendation:

Staff's recommendation is to Recommend **APPROVAL** of the proposed abandonment and vacation of a 20-foot wide by 300-foot long, 0.138-acre (6,000-square foot) public alley; generally located south of W. Beauregard Ave.; west of S. Jefferson St.; north of W. Colorado Street; and east of Madison 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 20-foot, unobstructed utility easement to the satisfaction of the City, AEP and Suddenlink for all present and future utilities.

Attachments:

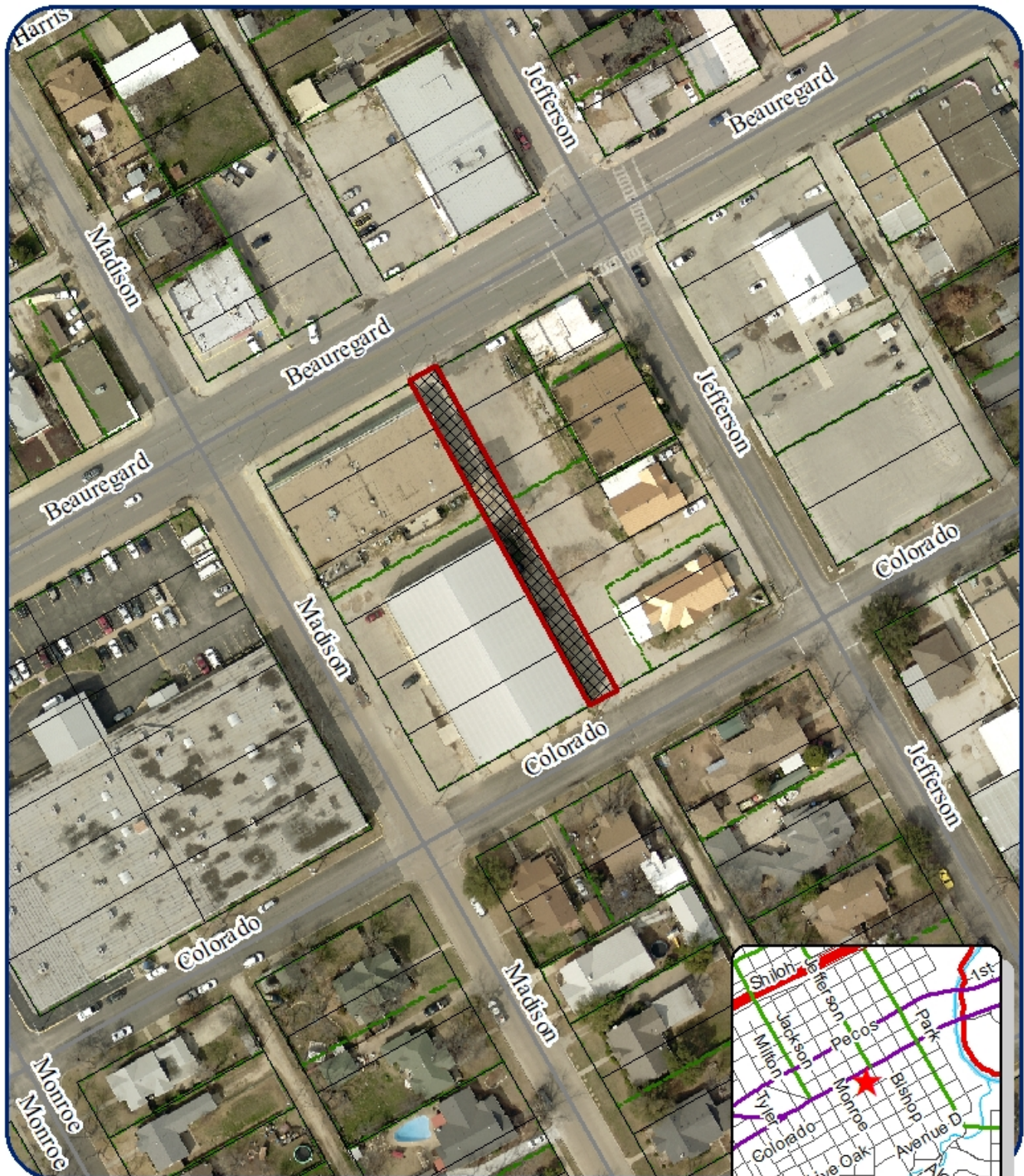
Aerial Map

Future Land Use Map

Zoning Map

Photos

Application



Alley Abandonment

Angelo Heights Addition Blk 121

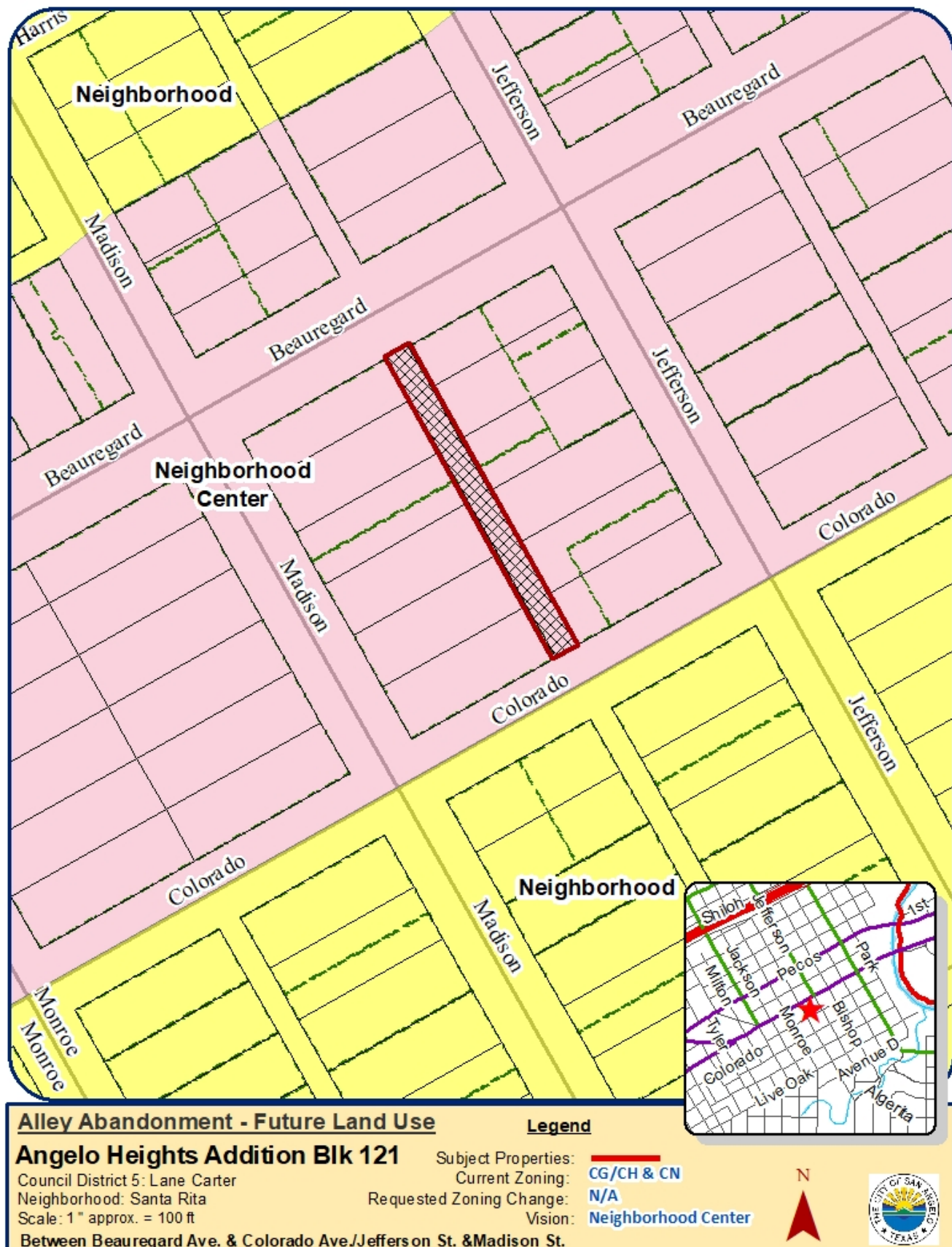
Council District 5: Lane Carter
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft

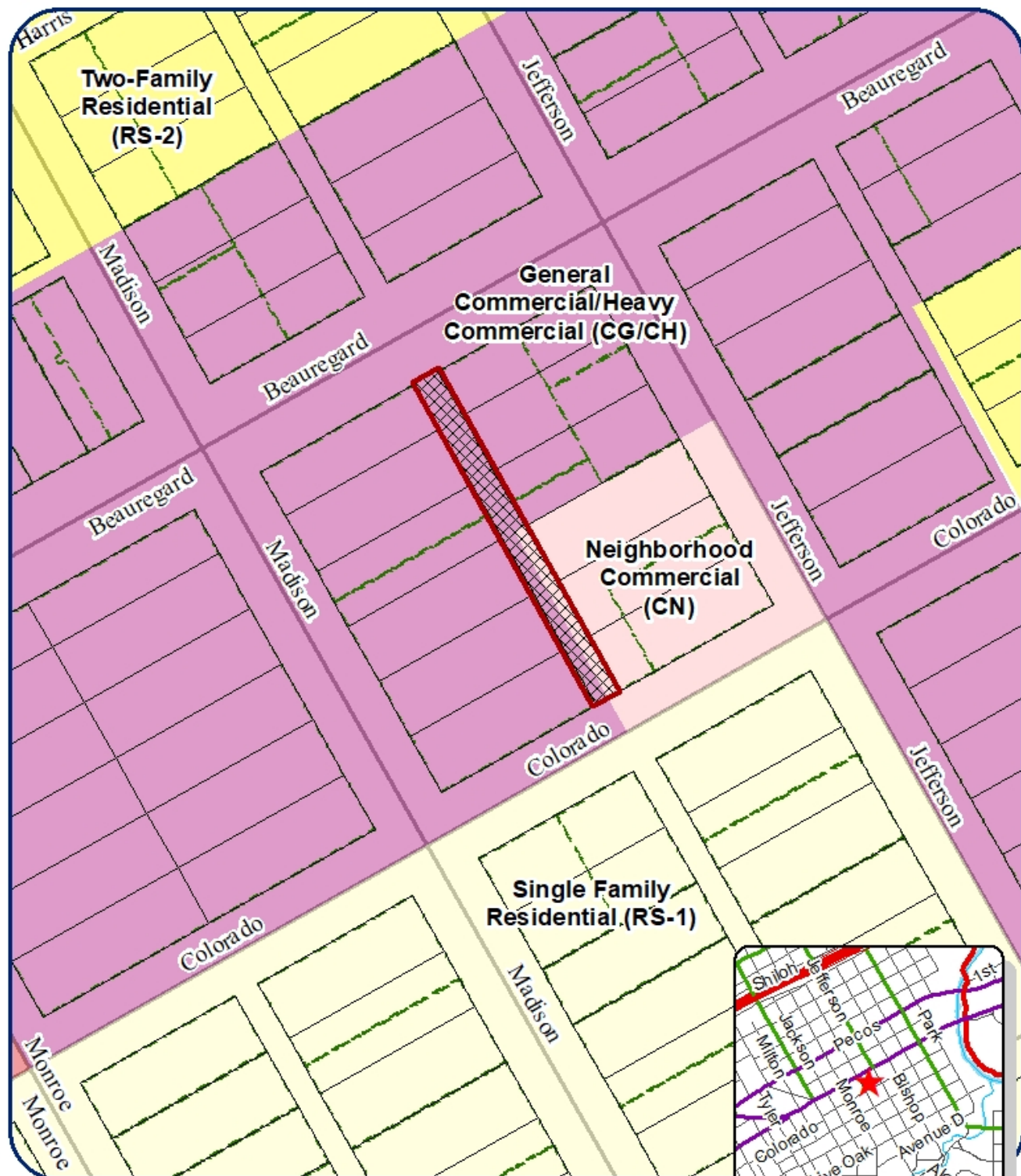
Legend

Subject Properties: 
Current Zoning: **CG/CH & CN**
Requested Zoning Change: **N/A**
Vision: **Neighborhood Center**

Between Beauregard Ave. & Colorado Ave./Jefferson St. & Madison St.







Alley Abandonment - Zoning

Angelo Heights Addition Blk 121

Council District 5: Lane Carter
 Neighborhood: Santa Rita
 Scale: 1" approx. = 100 ft

Between Beaugard Ave. & Colorado Ave./Jefferson St. & Madison St.

Legend

Subject Properties: ▬
 Current Zoning: CG/CH & CN
 Requested Zoning Change: N/A
 Vision: Neighborhood Center



Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019



Back Of the Property Owner Who Owns the Southeast Quarter of the Block (this house/spa and the house to the south). The Property to The Left Side Is Owned By The Applicant.

Applicant Owns The Building On The Right. This is A Drive Connected to the Alley





North Portion of the Alley between Properties Owned By the Applicant

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): DANIEL A. FEHRENBACH

☒ Owner

☐ Representative (Affidavit Required)

462 S. JEFFERSON ST SAN ANGELO TX 76901

Mailing Address

City

State

Zip Code

3252456738

LTDAN1017 @ GMAIL.COM

Contact Phone Number

Contact E-mail Address

1425 W. BEAUREGARD SAN ANGELO TX 76901
Subject Property Address City State Zip Code

Subject Property Address

City

State

Zip Code

THE SOUTH 40 FEET of LOT 12, All of LOT 11 AND NORTH 28 FEET of LOT 10, Block 121, ANGELS HEIGHTS ADDITION, CITY of SAN ANGELO, TOM GREEN

Lot Size:

SEE ATTACHMENT

Zoning:

COMMERCIAL

Section 2: Site Specific Details

Subdivision Name: ANGELO HEIGHTS

Lots and/or Blocks Affected*:

General Description of Location*: SPECIFICALLY THE ALLEY RUNNING BETWEEN
W. BEAUREGARD AND COLORADO ON THE EAST SIDE OF BEAUREGARD
PLACE AND THE WEST SIDE OF SILO SALON.

Reason for Abandonment*: THE CITY HAS NOT MAINTAINED THE ALLEY AND I WOULD LIKE THIS ALLEY TO BECONFIGURE MY PARKING

*Use attachment if necessary.

Staff Report – Alley Abandonment – Block 121, Angelo Heights Addition
August 20 & September 4, 2019

Effective January 3, 2017

Section 3: Applicant's acknowledgement

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

[Signature]
Signature of licensee or authorized representative
affirming the truth of the above statement.

21 MARCH 2019
Date

DANIELA A. FEHRENBACH
Printed name of licensee or authorized representative

MSPATY'S VENTURES LLC DBA GIZ & HUMS BILLIARDS & BREWS/OWNER
Name of business/Entity of representative

FOR OFFICE USE ONLY:

Date of Application: ____/____/____

Non-Refundable Fee: \$ _____

Receipt #: 213701Date paid: 04, 22, 19

Date of hearing by Planning Commission: ____/____/____ Date of hearing by City Council: ____/____/____

Reviewed/Accepted by: _____

AN ORDINANCE PROVIDING FOR CONDITIONAL ABANDONMENT AND VACATION OF A 20-FOOT WIDE, 300 FOOT LONG (6,000-SQUARE FOOT) 0.1378-ACRE PUBLIC ALLEY RIGHT-OF-WAY RUNNING NORTH/SOUTH BETWEEN S. JEFFERSON STREET AND S. MADISON 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 20-foot wide, 300 foot long (6,000-square foot) 0.138 acre, public alley right-of-way running north/south between Jefferson and Madison Streets; south of W. Beauregard Ave. and north of W. Colorado Street; located adjacent to Lots 1-6, 7-12 within Block number 121, Angelo Heights 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 20-foot wide, 300 foot long (6,000-square foot) 0.138 acre public alley right-of-way running north/south between Jefferson and Madison streets; south of West Beauregard Avenue and north of South Colorado Street; located adjacent to Lots 1-6, 7-12 within Block number 121, Angelo Heights 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 into one or more adjoining lots in the replat.
 - (b) Reserve unto City a 20 foot unobstructed utility easement for the full width and length of the abandoned alley right of way meeting City of San Angelo, AEP and Suddenlink specifications.
- 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 **20th day of August, 2019**, and finally PASSED, APPROVED AND ADOPTED on this the **4th day of September, 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: Bob Salas, Neighborhood Services Director, Neighborhood and Family Services, 325-655-0824

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

Discussion and guidance on the development and funding of a financial incentive program to promote infill development in neighborhoods targeted for revitalization (Presentation made by Neighborhood & Family Services Director Bob Salas)

Summary/History:

There is a need to continue encouraging infill development in neighborhoods targeted for revitalization. Staff proposes providing incentives to developers up to \$1,800 per unit to cover the cost of residential taps. To fund the new program, staff is recommending utilizing general funds with a startup amount of \$50K with the amount adjusted annually based on need and participation by developers.

To be eligible, project must be within city limits, be located within one of the targeted neighborhoods, and be single-family housing, duplexes, or a small apartment project with no more than 8 units. Funding for one applicant would be capped at \$9K per year to ensure funds availability for other developments. In addition, infill lots must already have water & sewer services available. Attached are maps of the vacant lots across the city and neighborhoods targeted for revitalization which helps provide an overview of available and eligible lots.

Financial Impact:

If approved, \$50K annually will be earmarked from the General Fund.

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|--------------------------------------|
| 1. | 2018_Community_Development_Areas | 2018_Community_Development_Areas.pdf |
| 2. | 2019 Infill Analysis | 2019 Infill Analysis.pdf |

Presentation:

Bob Salas

Approvals/Reviews:

Bob Salas	Created/Initiated
Theresa James	Approved
Brian Groves	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Theresa James	Approved

Becky Dunn
Julia Antilley

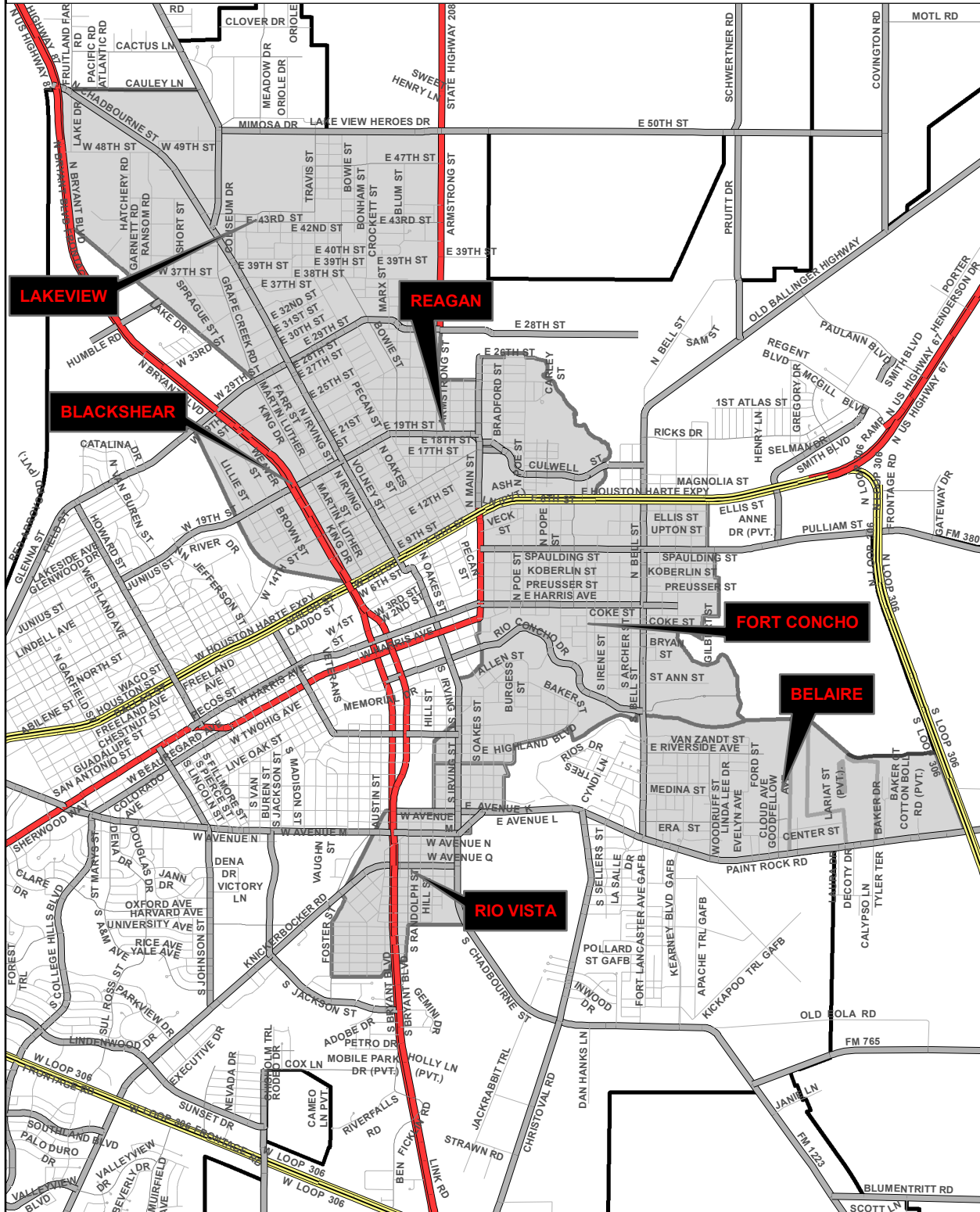
Approved
Final Approval

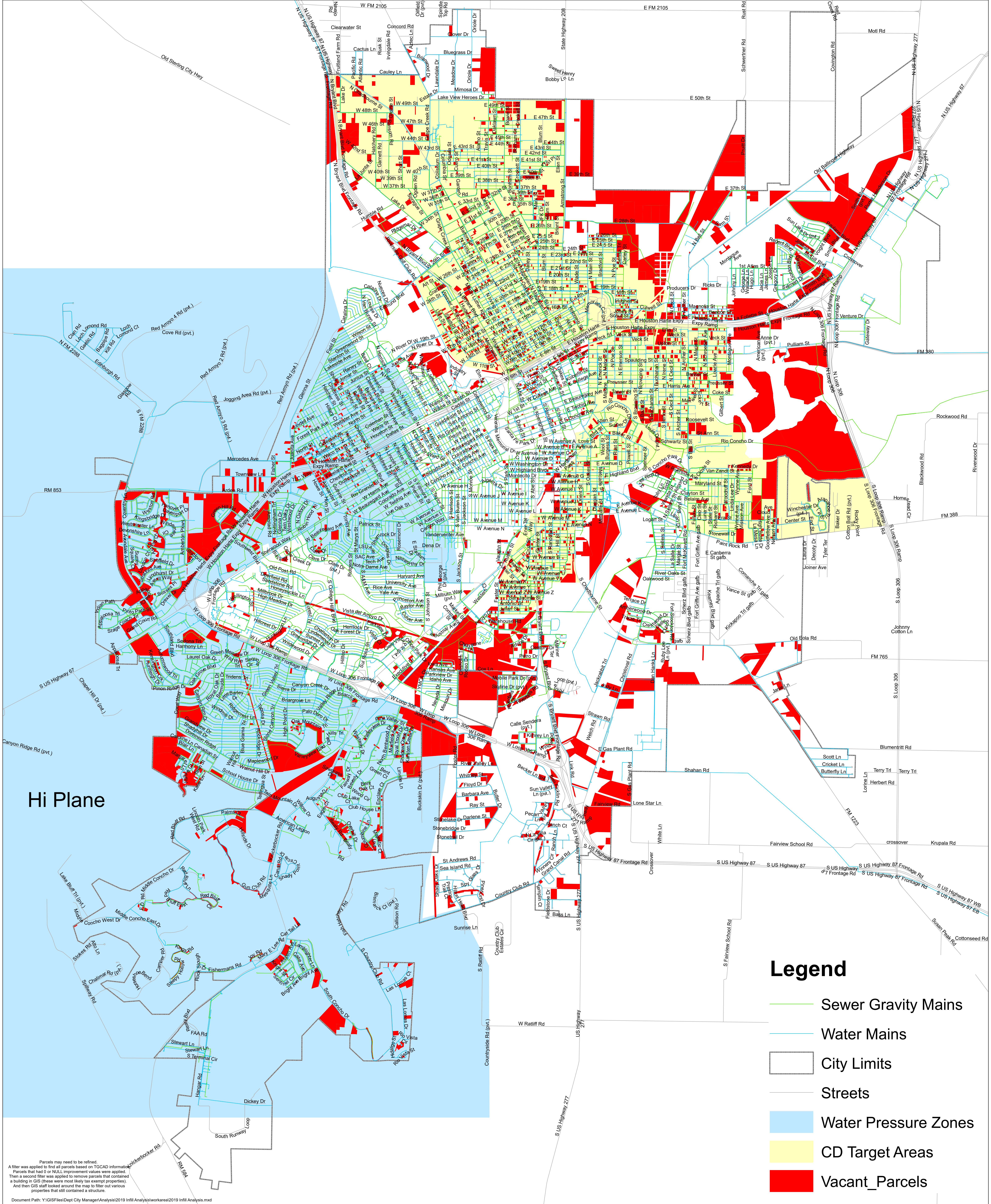
Date: 2/2/2018
COSA GIS Division
Copyright 1987 - 2018 City of San Angelo



Community Development Target Area Map

1 inch = 5,375 feet



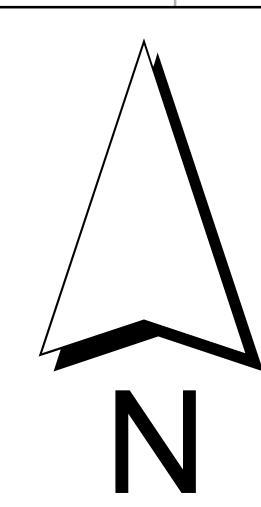


Legend

- Sewer Gravity Mains
- Water Mains
- City Limits
- Streets
- Water Pressure Zones
- CD Target Areas
- Vacant_Parcel



2019 Infill Analysis Working Copy



REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 2019

Item type: Regular Item

Caption:

First public hearing of the property tax rate for the City of San Angelo for the 2019 tax year (Presentation made by Finance Director Tina Dierschke)

Summary/History:

This item is the first public hearing of the property tax rate for the tax year 2019. At the August 6, 2019 meeting, City Council took a record vote which sets the maximum tax rate at 0.7760 per \$100 valuation. No changes are proposed to the existing exemptions, including the continuation of the 20% homestead exemption available to property owners on their primary residence.

The overall tax rate is proposed to remain the same as the prior year's tax rate of 0.776 per \$100 valuation. This budget will raise more total property taxes than last year's budget by \$1,365,635 (3.58%), and of that amount, \$405,140 is tax revenue to be raised from new property added to the tax roll. The proposed tax rate will be applied as follows:

- For the purposes of maintenance and operations in the General Fund: 0.6824
- To pay annual interest and maturities and create debt service funding to discharge outstanding bonded indebtedness of the City of San Angelo: 0.0936
- The total tax rate for the aforementioned purposes is: 0.7760

This year's proposed tax rate does exceed the lower of the effective tax rate or the rollback tax rate. The associated additional notices and actions are required for this ordinance.

Financial Impact:

None at this time.

Other Information/Recommendation:

Attachments:

- | | | |
|----|--|---|
| 1. | 2019 08-20 First Public Hearing | 2019 08-20 First Public Hearing.pptx |
| 2. | 2019 08-20 First Public Hearing - Property Tax | 2019 08-20 First Public Hearing of the Property Tax.pdf |

Presentation:

Yes

Approvals/Reviews:

Kimberly Holle

Created/Initiated

Tina Dierschke
Theresa James
Becky Dunn
Julia Antilley

Approved
Approved
Approved
Final Approval



City Council

August 20, 2019



Tax rates	Proposed FY2019-20	Adopted FY2018-19
Property Tax Rate	0.7760 / \$100	0.7760 / \$100
Effective Tax Rate	0.7503/ \$100	0.7641/ \$100
Effective M&O Tax Rate	0.6587/ \$100	0.6707/ \$100
Rollback Tax Rate	0.8047/ \$100	0.8179 / \$100
Debt Tax Rate	0.0936 / \$100	0.0936 / \$100



Proposed Tax Rate

- Introduction of the proposed budget and tax levy ordinances on September 4, 2019
- Adoption of the budget and tax levy ordinances on September 17, 2019.





City Council

August 20, 2019



Memo

To: Mayor and Council members
Cc: Daniel Valenzuela, Michael Dane, Rick Weise, Tina Dierschke, Ryan Gaddy
From: Kimberly Holle, Budget Manager
Date: August 20, 2019
Re: Operating Fiscal Year 2019-20

This item is the first public hearing of the property tax rate for the tax year 2019. At the August 6, 2019 meeting, City Council took a record vote which sets the maximum tax rate at 0.7760 per \$100 valuation. No changes are proposed to the existing exemptions, including the continuation of the 20% homestead exemption available to property owners on their primary residence.

The overall tax rate is proposed to remain the same as the prior year's tax rate of 0.776 per \$100 valuation. This budget will raise more total property taxes than last year's budget by \$1,365,635 (3.58%), and of that amount, \$405,140 is tax revenue to be raised from new property added to the tax roll. The proposed tax rate will be applied as follows:

- For the purposes of maintenance and operations in the General Fund: 0.6824
- To pay annual interest and maturities and create debt service funding to discharge outstanding bonded indebtedness of the City of San Angelo: 0.0936
- The total tax rate for the aforementioned purposes is: 0.7760

This year's proposed tax rate does exceed the lower of the effective tax rate or the rollback tax rate. The associated additional notices and actions are required for this ordinance.

Tax Rate	Proposed FY2019-20	Adopted FY2018-19
Property Tax Rate	0.7760 / \$100	0.7760 / \$100
Effective Tax Rate	0.7503/ \$100	0.7641/ \$100
Effective M&O Tax Rate	0.6587/ \$100	0.6707/ \$100
Rollback Tax Rate	0.8047/ \$100	0.8179 / \$100
Debt Tax Rate	0.0936 / \$100	0.0936 / \$100

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 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, grants and update the number of authorized full time equivalent positions (Presentation made by Finance Director Tina Dierschke)

Summary/History:

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

- Development Corporation- U.S. Customs and Border Protection Operations
- Development Corporation- Chadbourne Street
- Fort Concho Roof Replacement
- Keep San Angelo Beautiful Full-time position

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 09.04.19 | Ordinance 09.04.19.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: Michael Dane, Director of Finance

From: Guy Andrews, Director of Economic Development

Date: July 31, 2019

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the Project-US Customs and Border Protection Air and Marine Operations (CBPAMO)

Source of Funding:

Economic Development Fund balance

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

Item was approved by COSADC on June 26, 2019.

City Council approved budget in July 16, 2019.

Project/Budget to be amended	Original Budget	Proposed Change	Proposed Revised Budget
Project-CBPAMO	0	\$1,100,00	\$1,100,00

Additional Comments:

Memo

To: Michael Dane, Director of Finance

From: Guy Andrews, Director of Economic Development

Date: July 31, 2019

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Budget for the Project-N. Chadbourne

Source of Funding:

Economic Development Fund balance

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

Item was approved by COSADC on April 26, 2017.

City Council approved budget in May 16, 2017

Project/Budget to be amended	Original Budget	Proposed Change	Proposed Revised Budget
Project-N. Chadbourne	0	\$2,250,000	\$2,250,000

Additional Comments:

Memo

To: Tina Dierschke, Finance Director

From: Kimberly Holle, Budget Manager

Date: 08/14/19

Re: Budget Amendment Request

Purpose of Budget Amendment Request:

Increase Hotel Occupancy Tax revenue and corresponding expense for Civic Events and San Angelo Cultural Affairs Council

Source of Funding:

Hotel Occupancy Tax Revenue

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

Council has previously approved 48% for Civic Events and 5% for San Angelo Cultural Affairs Council

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
			0
Hotel Occupancy Tax Revenue	2,242,657	495,343	2,738,000
			0
Transfer to Civic Events	1,076,475	237,765	1,314,240
SACAC	112,133	24,767	136,900
			0

Additional Comments:

Memo

To: Tina Dierschke, Finance Director
From: Robert F. Bluthardt, Fort Concho Manager
Date: 08/12/19
Re: Budget Amendment Request

Purpose of Budget Amendment Request:

To cover costs of roof replacements at Fort Concho via RFB FC-01-19

Source of Funding:

Hotel Occupancy Tax fund balance and the State Office Buildings capital funds

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

Council approved funding model at its June 18, 2019 meeting; it approved the final figure of \$953,791.50 at its August 6, 2019 meeting.

Project/Budget to be amended	Current Budget	Proposed Change	Proposed Revised Budget
Revenue:			0
Hotel Occupancy Tax Fund		703,709	703,709
State Office Capital Fund		125,083	125,083
			0
Expense			0
Ft. Concho Capital	304,670	828,792	1,133,462

Additional Comments:

The contingency costs will be covered within the HOT allocation. Any funding not used shall be returned. \$125,000 is already budgeted in the Property Casualty Fund for the TML insurance settlement.

**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 CAPITAL
PROJECTS AND UPDATE THE NUMBER OF AUTHORIZED
FULL TIME EQUIVALENT POSITIONS.**

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;

WHEREAS, Exhibit "D" to the 2018-19 budget ordinance approves a classification plan for authorized Civilian employees as is set out in Chapter 2, Article 2.08. Section 2.08.002 of the City of San Angelo Code of Ordinances.

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 and the total number of civilian employees in place should be amended in Exhibit "D".

INTRODUCED on the 20th day of August, 2019, and APPROVED and ADOPTED on this 4th day of September, 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	\$-	\$3,350,000.00	\$(3,350,000.00)
State Office Building	\$-	\$-	\$-
Fort Concho	\$828,792.00	\$828,792.00	\$-
Hotel Occupancy Tax	\$262,532.00	\$966,241.00	\$(703,709.00)
COSA DC	\$-	\$3,350,000.00	\$(3,350,000.00)
Total	\$1,091,324	\$8,495,033	\$(7,403,709)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
COSADC – US Customs	Economic Development fund balance	\$-	\$1,100,000.00	\$(1,100,000.00)
COSADC – N. Chadbourne	Economic Development fund balance	\$-	\$2,250,000.00	\$(2,250,000.00)
Hotel Occupancy Tax	Hotel Occupancy Tax Revenue	\$262,532.00	\$262,532.00	\$-
Fort Concho Roof	Hotel Occupancy Tax Fund, State Office Buildings Capital Fund	\$828,792.00	\$1,532,501.00	\$(703,709.00)
	Total	\$262,532.00	\$262,532.00	\$262,532.00

City of San Angelo
Proposed Budget Amendment
Exhibit D

All Others	
Civilians	611
Total All Others	611
Grand Total Staffing Levels	965

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL



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

Meeting Date: August 20, 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%
August - an increase of 5.74%

Year to date, revenue is approximately \$1,311,804 more than budgeted.

Financial Impact:

Sales Tax revenue for fiscal year 2019 is over year-to-date budget by 7.76% and \$1,311,804 after August 2019 receipts.

Other Information/Recommendation:

Attachments:

- | | | |
|----|----------------------------------|---------------------------------|
| 1. | 11 August Sales Tax Report (005) | 11 August Sales Tax Report.pdf |
| 2. | 190820 Sales Tax Update | 11 August Sales Tax Update.pptx |

Presentation:

Tina Dierschke

Approvals/Reviews:

Tina Dierschke	Created/Initiated
Kimberly Holle	Approved
Tina Dierschke	Approved

Becky Dunn
Julia Antilley

Approved
Final Approval

MEMO TO CITY COUNCIL



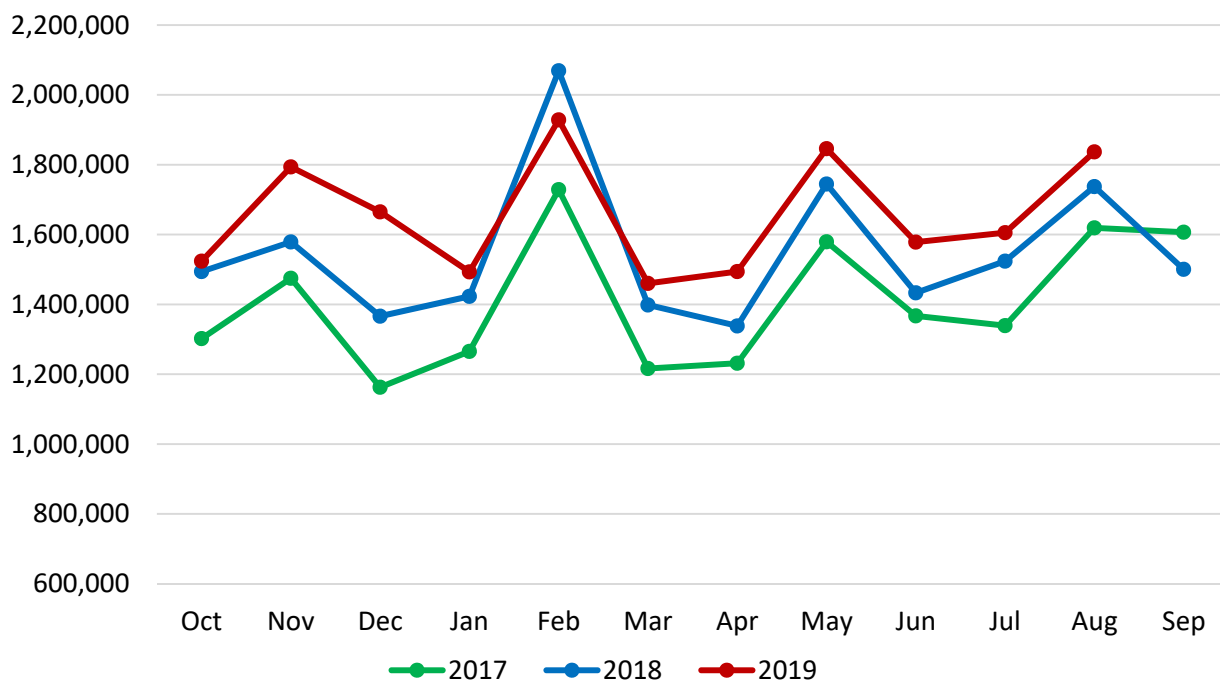
To: Mayor and City Council Members
CC: Daniel Valenzuela, Michael Dane, Rick Weise, Tina Dierschke, Ryan Gaddy, Guy Andrews
From: Kimberly Holle, Budget Manager
Date: August 8, 2019
Re: Sales Tax Collections Summary for the month ended June 30, 2019

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.

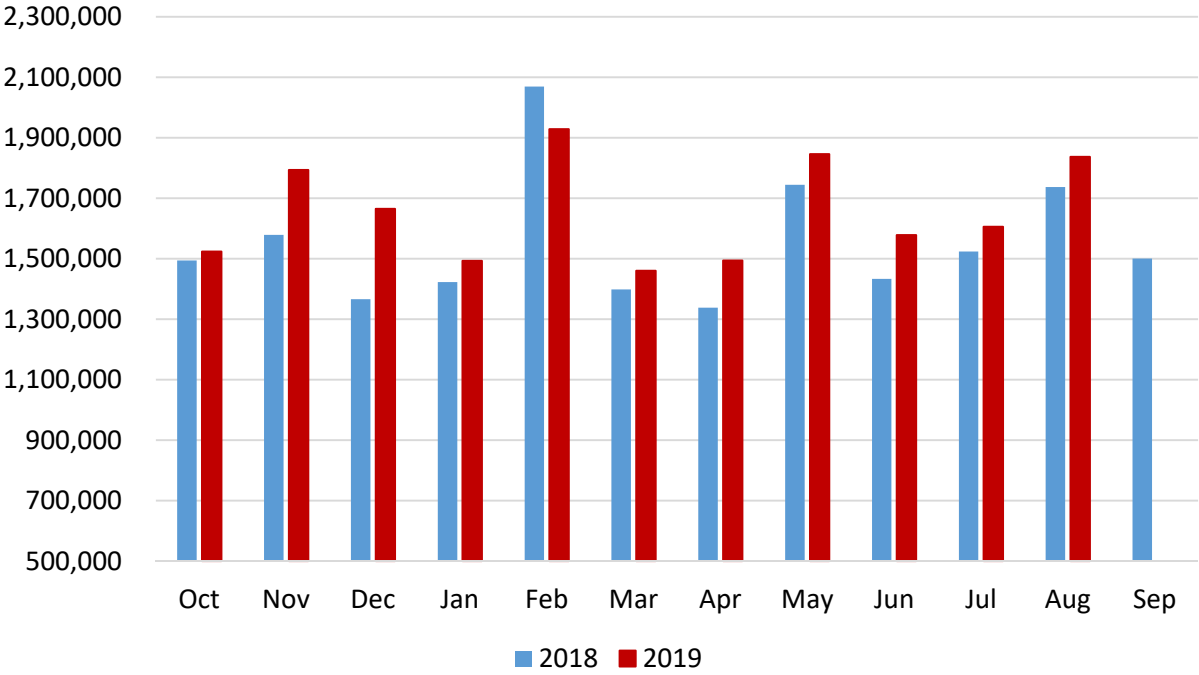
August 2019 Sales Tax Analysis

For the month, collections are up 5.74% relative to August 2018. Total year-to-date sales tax revenue for fiscal year 2018-19 is over budget by \$1,311,804. The graphs below show total collections for the fiscal year.

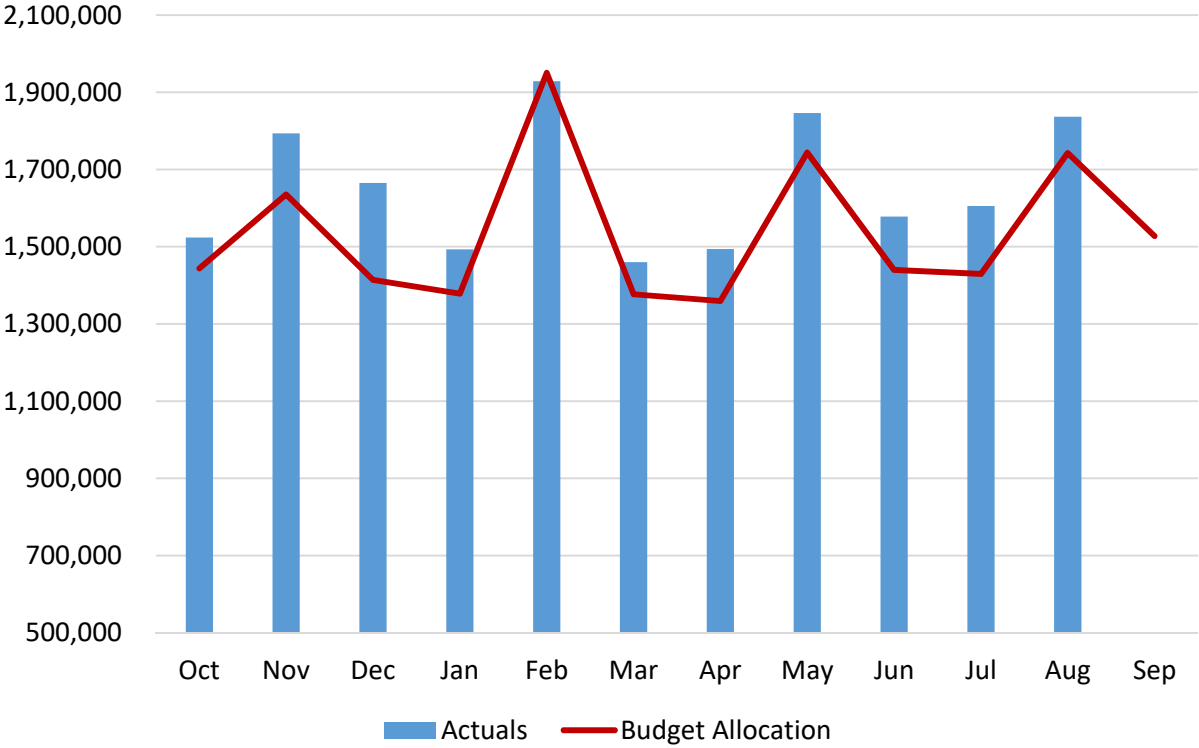
Sales Tax Trend



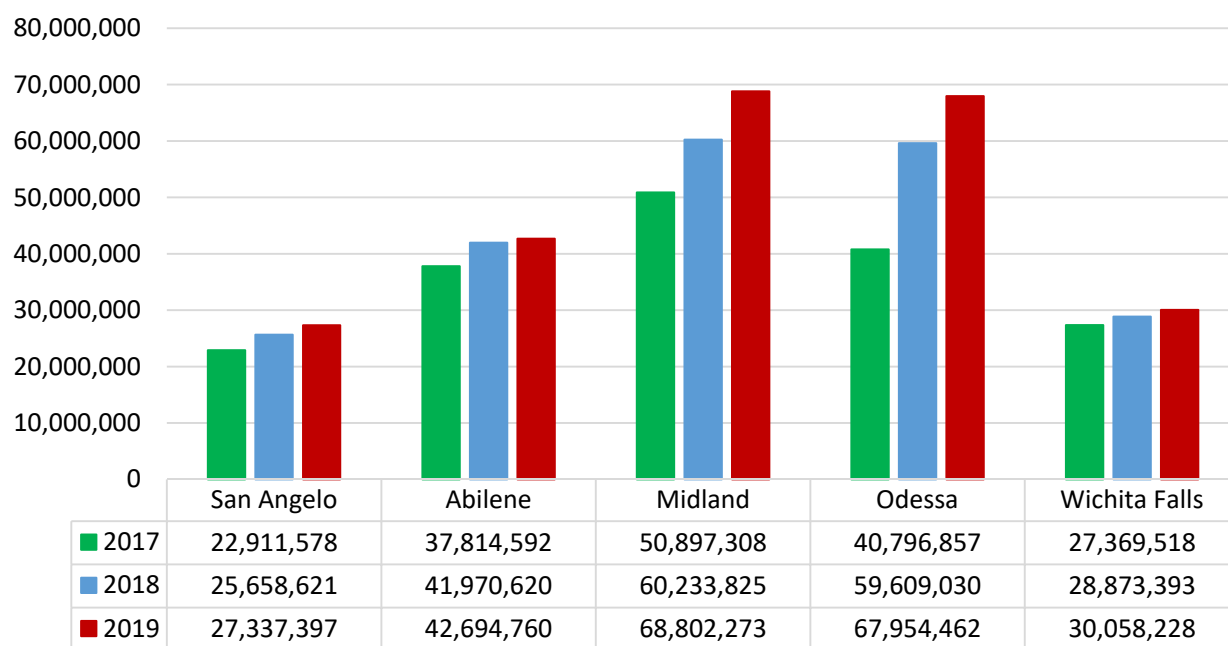
Sales Tax Current vs. Prior



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 August 2018:

San Angelo – up 5.74%

Abilene – down 1.06%

Midland – up 6.05%

Odessa – up 3.62%

Wichita Falls – up 2.37%



City Council

August 20, 2019

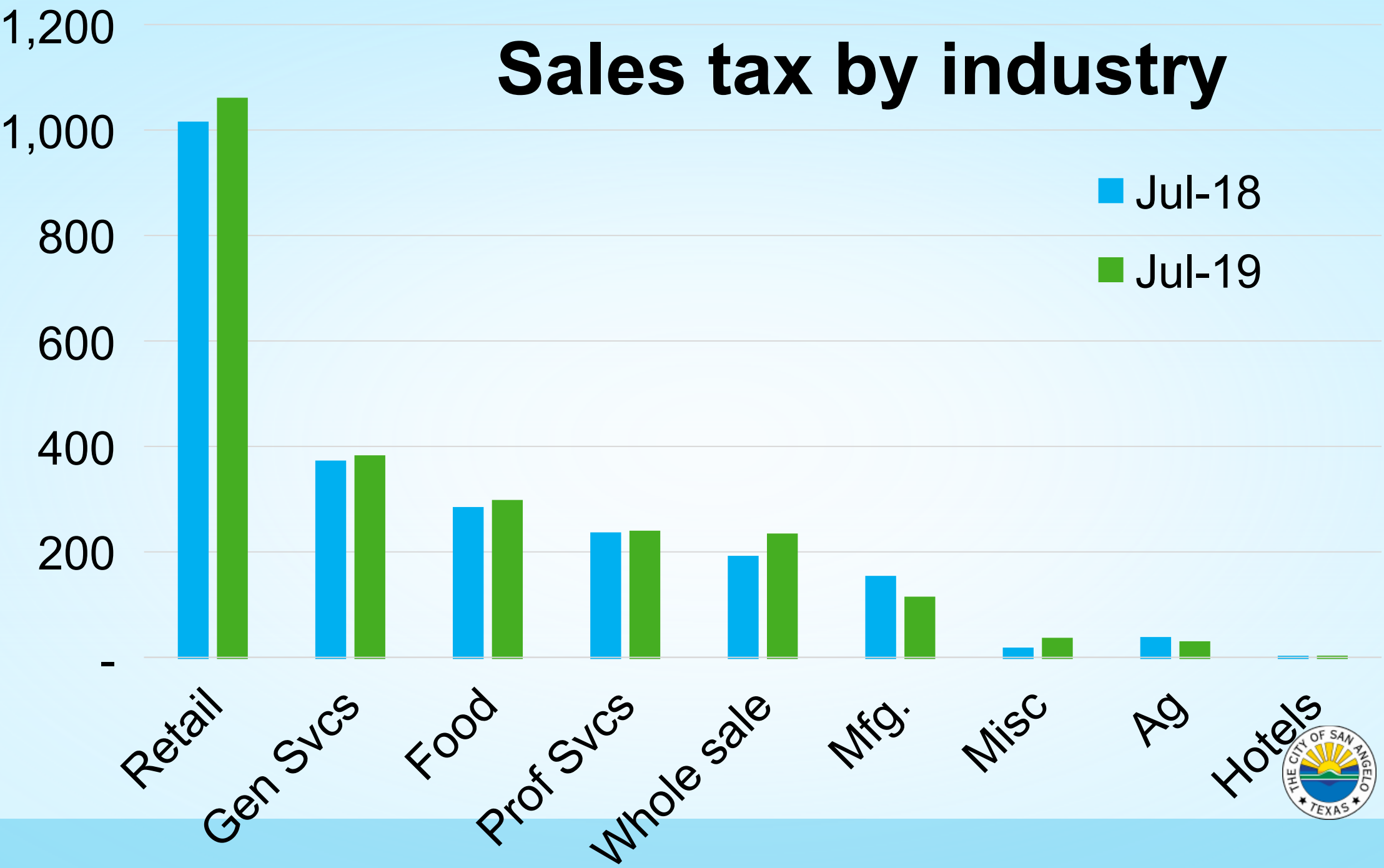


Sales tax revenue

- Up 5.74% in August compared with same month in prior year
- Over budget for revenue by \$1,311,804 year to date



Sales tax by industry





City Council

August 20, 2019

