COSA Development Corporation Agenda
Special Meeting via Audio/Video Broadcast
8/12/2020

Notice is hereby given in accordance with an order of the Office of the Governor issued March 16, 2020, of a Special Meeting of the City of San Angelo Development Corporation (COSADC) scheduled for August 12, 2020 at 8:30 AM. The McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas WILL NOT be open to the public. COSADC members and staff will attend virtually in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no public access to the regular meeting location. A public, free-of-charge audio/video broadcast of the meeting will be available on the City's YouTube channel at youtube.com/CityofSanAngelo.

The Meeting Agenda and the Agenda Packet are posted online at https://www.cosatx.us/departments-services/economic-development/city-of-san-angelo-development-corporation

Members of the public who wish to submit **Public Comment** on agenda items must send their written comments via email to nora.nevarez@cosatx.us by noon August 11, 2020.

The subject must be in the following format: "Public Comment: [item number, description] – August 12, 2020." All emails must include your name and address.

Please note all Public Comment emails relevant to posted agenda items received by the deadline will be published as part of the agenda packet prior to the meeting are therefore public record.

Call 325- 653-7197 for staff assistance.

A recording of the meeting will be available to the public in accordance with the Open Meetings Act upon written request.

1. **Call to Order**
2. **Prayer**
3. **Public Comment**

Issues or items that are not on the 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. Board members may request that a discussed item be placed on a future agenda. The Board takes public comment on all Regular Agenda items during the discussion of those items.

4. **Consent Agenda**

   a. Consider approving the July 22, 2020 meeting minutes.

   b. Consider approving the necessary corporation disbursement.

5. **Special Agenda**

   a. Consider adoption of a resolution authorizing the Board President to negotiate and execute a real estate sales contract with Wisener Holdings, LLC, d/b/a South Plains Lamesa Railroad, LTD. (S.P.L.R.R.) for 180.452 acres in N/E San Angelo, out of J.C. Matthews/W.C.R.R. Co. Survey 178, Abstract 8071, and W.C.R.R. Co Survey 177, Abstract 4031, for $600,000, in combination with a real estate development performance agreement for the development, marketing and operation of an industrial rail transloading facility necessary for economic development; and, authorizing the Director of Economic Development to negotiate proposed terms for the performance agreement. Promissory note and deed of trust with Wisener Holdings, LLC, all in a form approved by the City Attorney, subject to adoption by the San Angelo Development Corporation Board and approval of City Council. (Presentation made by Guy Andrews, Director of Economic Development)

   b. Consider approving the allocation of up to $10,000 from the sales proceeds of 5.544 acres of land at the Industrial Park to Dkota Investments, Inc. for the installation of a monitoring manhole to protect a monitoring well which impedes proposed construction on the property (Presentation made by Robert Schneeman, Economic Development Project Manager)

6. **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 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

      Project 2019-V338
      Project 2020-D003
      Project 2020-S202

7. **Follow Up and Administrative Issues**

   a. Consideration and possible action of items discussed in Closed Session, if needed

   b. Announcements and consideration of Future Agenda Items

8. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was published on the City of San Angelo's website on the 7th day of August at 5:00 p.m.

Nora Nevarez on behalf Guy Andrews
Guy Andrews, Economic Development Director

All agenda items are subject to action. All contracts/agreements may be subject to further negotiation prior to execution. The Board 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 Development Corporation will provide for reasonable accommodations for persons attending board meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Economic Development Office at 325-653-7197.

Citizen requests to display materials on the city's monitors must submit the request 96 hours prior to the meeting by email to nora.nevarez@cosatx.us. Time limits of discussion are as stated above and materials cannot exceed 10 pages. Citizens bringing materials for distribution to City of San Angelo Development Corporation members during the meeting must bring a minimum of 12 copiers.

COSADC meetings are broadcast on Channel 17-Government Access at 8:00 A.M. on every Wednesday on the Wednesday after each meeting.

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: August 12, 2020

Item type: Consent Item

Caption:

Consider approving the July 22, 2020 meeting minutes.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC Minute 07-22-2020 COSADC Minute 07-22-2020.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo, Texas Development
Corporation Meeting Via Zoom
Wednesday, July 22, 2020

Present:
Todd Kolls, President
Bill Dendle, First Vice President
Dr. David Cummings, Second Vice President
Edward Carrasco, Director
Garland Freeze, Director
Erika Lara, Director
Max Puello, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Kolls called the regular session of the City of San Angelo Development Corporation to order at 8:41 a.m., on Wednesday, July 22, 2020, via Zoom livestreamed to the City's YouTube channel at youtube.com/CityofSanAngelo.

2. Prayer

Invocation was provide by President Kolls.

3. Public Comment

No public comments was received for this meeting.

4. Consent Agenda

a. Consider approving the June 24, 2020 meeting minutes
b. Consider approving the necessary corporation disbursement

Motion: First Vice President Dendle made a motion, seconded by Director Puello to approve the consent agenda as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

5. **Regular Agenda**

a. Consider approving the June 2020 Financial Statements (Presentation made by Tina Dierschke, Director of Finance)

Motion: Director Carrasco made a motion, seconded by Director Freeze to approve the June 2020 Financial Statements. The motion carried unanimously seven (7) ayes to zero (0) nays.

b. Discussion related to the COSADC Draft Budget for FY 2020-2021 (Presentation made by Tina Dierschke, Director of Finance)

No action was taken

c. Consider and approve negotiation and execution of a one year Lease Agreement with options to extend for three additional one year terms, and an MOU with ASU Small Business Development Center for operation of the Business Factory program. (Presentation by Guy Andrews, Director of Economic Development)

Motion: Director Carrasco made a motion, seconded by Director Freeze to approve the lease agreement as presented. The motion carried unanimously seven (7) ayes to zero (0) nays.

6. **Follow Up and Administrative Issues**

a. Consider and possible actions of items discussed in Closed Session, if needed

b. Announcements and consideration of Future Agenda Items

No announcements or future agenda items were discussed

7. **Adjournment**

Motion: Director Freeze made a motion, seconded by Second Vice President Dr. Cummings to adjourn the meeting. The motion carried unanimously seven (7) ayes to zero (0) nays.

There being no further business, the meeting adjourned at 8:59 a.m.

THE CITY OF SAN ANGELO

_____
Corporation President

ATTEST:

_____
Corporation Secretary

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 Supplement Minute Record. Details on Board 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.)

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Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: August 12, 2020

Item type: Consent Item

Caption:

Consider approving the necessary corporation disbursement.

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 08-12-2020 Disbursement 08-12-2020.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval August 12, 2020

Economic Development

Reece Albert, Inc.	$	464,537.23	Gateway Addition 2.1 (Inv. 11503, 11521, & 11522)	
Parkhill Smih & Cooper		10,209.48	Prof Serv june 1-30, 2020 (Inv. 1940617.00-23)	
McLaughlin Advertising		5,000.00	Business Plan marketing (Inv. 3254)	*Ck. 5179*
Schniers Brothers		3,600.00	Disc Plow 180 acres (Inv. 1014)	
Total for Board Consideration	**$**	**483,346.71**		
TEDC	$	640.00	Registration for virtual - Sales Tax workshop	
Russell Wallace		596.00	Mo IT Serv for Business Factory (Inv. 1010)	
Canon Financial Services		205.58	Mo copier rental for Business factory (Inv. 21592394)	
Canon Financial Services		188.45	mo copier rental for Business factory (Inv. 21646697)	
CTWP		148.16	Overage charge for the period March 21 - June 20, 2020	
CTWP		121.76	Mo copier lease for COSADC copier (Inv. 1173444)	
Ener-tel		100.00	Mo burglar & fire security at BRC (Inv. 222604)	
MDK Services		79.00	Qtly. Pest control at BRC (Inv. 29728)	
Angelo Water Serv Co		63.60	Water delivery to BRC (Serv date 08/01 - 08/31/2020)	
	$	**2,142.55**		
Total Economic Development Disbursements	**$**	**485,489.26**		

Ballot

Total for Board Consideration	**$**	**-**	
Total Routine Disbursements	**$**	**-**	
Total Ballot Disbursements	**$**	**-**	
Grand Total Disbursements this Period	**$**	**485,489.26**	

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: August 12, 2020

Item type: Regular Item

Caption:

Consider adoption of a resolution authorizing the Board President to negotiate and execute a real estate sales contract with Wisener Holdings, LLC, d/b/a South Plains Lamesa Railroad, LTD. (S.P.L.R.R.) for 180.452 acres in N/E San Angelo, out of J.C. Matthews/W.C.R.R. Co. Survey 178, Abstract 8071, and W.C.R.R. Co Survey 177, Abstract 4031, for $600,000, in combination with a real estate development performance agreement for the development, marketing and operation of an industrial rail transloading facility necessary for economic development; and, authorizing the Director of Economic Development to negotiate proposed terms for the performance agreement. Promissory note and deed of trust with Wisener Holdings, LLC, all in a form approved by the City Attorney, subject to adoption by the San Angelo Development Corporation Board and approval of City Council. (Presentation made by Guy Andrews, Director of Economic Development)

Summary/History:

The City of San Angelo Development Corporation, after a year-long market study, determined that there was a need for an inland rail port in San Angelo to serve industrial and agricultural enterprises with both importation and exportation of bulk freight commodities. Additional details are provided in the Rail Port Memorandum Private versus Public Ownership and Operation document.

The City of San Angelo Development Corporation is proposing to sell the 180.452 acre tract of land, purchased from the Schwertner family in December 2019 for the purpose of developing a transload facility that will serve local customers, for $600,000 to WISENER HOLDINGS, LLC, d/b/a SOUTH PLAINS LAMESA RAILROAD, LTD (S.P.L.R.R.) who will own and operate the facility under an economic development agreement that specifies performance measures.

The original purchase price for the 180.452 acre tract was approximately $541,356.

The sale price for the 180.452 acre tract is $600,000. The City of San Angelo Development Corporation will finance the sale at zero percent interest for a period of six years, with annual installments of $100,000. However, as an economic incentive, annual payments can be forgiven, provided that the S.P.L.R.R. meets the performance measures specified in the economic development agreement.

Additional Exhibits attached show the location of the property and a concept drawing of the proposed rail port.

Financial Impact:

COSADC will receive payments in the amount of $100,000 per year for six years for a total of $600,000. However, the annual payments will be forgiven, provided that the owner/operator meets the performance agreements. The transaction will be financed at 0% interest.

Other Information/Recommendation:

Attachments:

1.	20-0971_COSADC_SPLRR_180-ACRE_SALES_RESO(2)	20-0971_COSADC_SPLRR_180-ACRE_SALES_RESO(2).pdf
2.	Rail Port Memo Private vs Public owernship and operation	Rail Port Memo Private vs Public owernship and operation.pdf
3.	Map of the 180.452 Acre Schwertner Tract	Map of the 180.452 Acre Schwertner Tract.pdf
4.	19080006 180.452 ACRES FINAL	19080006 180.452 ACRES FINAL.pdf
5.	Rail Yard SIte Plan 4-1-29-20 (2)	Rail Yard SIte Plan 4-1-29-20 (2).pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION (COSADC) AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE A REAL ESTATE SALES CONTRACT WITH WISENER HOLDINGS, LLC, d/b/a SOUTH PLAINS LAMESA RAILROAD, LTD (S.P.L.R.R.) FOR 180.452 ACRES OF VACANT LAND IN NORTHEAST SAN ANGELO FOR $600,000, IN COMBINATION WITH A REAL ESTATE DEVELOPMENT PERFORMANCE AGREEMENT FOR THE DEVELOPMENT, MARKETING AND OPERATION OF AN INDUSTRIAL RAIL TRANSLOADING FACILITY NECESSARY FOR ECONOMIC DEVELOPMENT; AND, AUTHORIZING THE DIRECTOR OF ECONOMIC DEVELOPMENT TO NEGOTIATE PROPOSED TERMS FOR THE PERFORMANCE AGREEMENT, PROMISSORY NOTE AND DEED OF TRUST, ALL IN A FORM APPROVED BY THE CITY ATTORNEY, SUBJECT TO BOARD ADOPTION AND CITY COUNCIL APPROVAL.

WHEREAS, there are several interstate and international transportation related proposals at the Federal, State and National level, including the proposed corridors for IH 14 and IH 27, as well as completion of the Presidio—Ojinaga International TxDOT/South Orient Railroad bridge project at the Texas border with Mexico, each of which will dynamically enhance the strategic benefits for new industrial businesses that create and retain primary jobs to locate and expand at San Angelo, assuming local development of inter-connective rail transportation infrastructure and suitable industrial subdivisions; and,

WHEREAS, the Board at its meeting on July 24th, 2019 approved the purchase of a vacant tract of land suitable for such industrial development, being 180.452 acres out of J C Matthews Abstract 8071, Survey 0178, and W.C.R.R. Co Survey 177, Abstract 4031, a portion of Tax Lot ID #61-08071-0711-000-00, generally located adjacent to the south right-of-way of FM 2105, 1.5 miles west of Hwy 277 (hereinafter "Rail Port Property"); said acquisition being completed on December 30, 2019, upon recordation of a Statutory Warranty Deed, Instrument No. 201915780, Official Public Records of Tom Green County, Texas; and,

WHEREAS, the western boundary line of the Rail Port Property is adjacent to the TxDOT Railroad Right-of-Way (Texas Pacifico Transportation Limited line); and,

WHEREAS, South Plains Lamesa Railroad, Ltd. (S.P.L.RR.) has significant experience in the development and operation of a rail transloading facility. In 1993 S.P.L.R.R. established and has since operated a commercial rail transloading facility at Slaton, Texas, for general commercial public use, including adjacent industrial sites, providing the South Plains with a wide variety of rail services and load volume capacities; and,

WHEREAS, S.P.L.R.R. desires to expand its rail services into Southcentral Texas at San Angelo; has preliminarily considered the demand in the San Angelo region of Southcentral Texas for an industrial railroad transloading facility open to the public; has assessed the Rail Port Property for location, topographical characteristics and proximity along its western boundary line to the railroad right-of-way; desires to develop the property as an industrial rail transloading facility for public use and industrial site

development; and would like to negotiate an economic development project performance agreement with COSADC as part of a real estate purchase agreement with COSADC for the Rail Port Property;

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

Section 1. The foregoing recitals are true and correct and are adopted as part of this Resolution.

Section 2. The Board President is hereby authorized and directed to negotiate and execute a real estate sales contract with WISENER HOLDINGS, LLC, d/b/a SOUTH PLAINS LAMESA RAILROAD, LTD (S.P.L.R.R.) for 180.452 acres of vacant land in N/E San Angelo, herein described as "Rail Port Property", for $600,000, in combination with a real estate development performance agreement for the development, marketing and operation of an industrial rail transloading facility necessary for economic development; and, authorizing the Director of Economic Development to negotiate proposed terms for the performance agreement, promissory note and deed of trust, all in a form approved by the City Attorney, subject to Board adoption and City Council approval.

Section 3. The Board President is further authorized and directed to negotiate and execute on behalf of COSADC such related legal documents, contracts and agreements as may be necessary or convenient to carrying out the purposes of this Resolution.

ADOPTED on this the 12th day of August, 2020.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

_____
Todd Kolls, President

ATTEST:

_____
Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

_____
Dan T. Saluri, Deputy City Attorney

APPROVED AS TO CONTENT

_____
Guy Andrews, Director of
Economic Development

SAN ANGELO
Chamber of Commerce
Economic Development

July 28, 2020

Memorandum –San Angelo Rail Port Methods of Operation: Private ownership vs. Public-Private lease arrangement

The San Angelo Rail Port program, a development project of the City of San Angelo Development Corporation (COSADC) is presented with two potential methods of operation – a straight sale to an experienced rail port operator, or a lease by the City to the same experienced rail port operator.

The City of San Angelo Development Corporation, after a year-long market study determined that there was a need for an inland rail port in San Angelo to serve industrial and agricultural enterprises with both importation and exportation of bulk freight commodities.

The COSADC closed on the purchase of 183.5 acres of level farmland on the north side of San Angelo in the vicinity of the existing Texas Pacifico Rail classification yard with the intent of building an inland rail port terminal. The following will describe two methods of operation of the inland rail port terminal.

Option 1: Rail Port Facility Lease to a Private Operator

This scenario would have the City of San Angelo/COSADC construct the primary infrastructure of the rail port. The basic buildout would require approximately 12,000 feet of railroad infrastructure at a material cost exceeding $1 million. As the requirements for expansion grow the infrastructure costs would likely exceed $4 million including material and construction costs. The capitalization costs when added to a reasonable profit margin for the private operator would create a prohibitively high user fee as compared to a straight private operator purchase and arrangement due to the lack of equity value to the private operator. The volumes of rail traffic predicted at the San Angelo Rail Port does not justify the creation of and perpetual management by a City of San Angelo Inland Rail Port Authority.

Option 2: Rail Port Facility Developed and Owned by a Private Operator

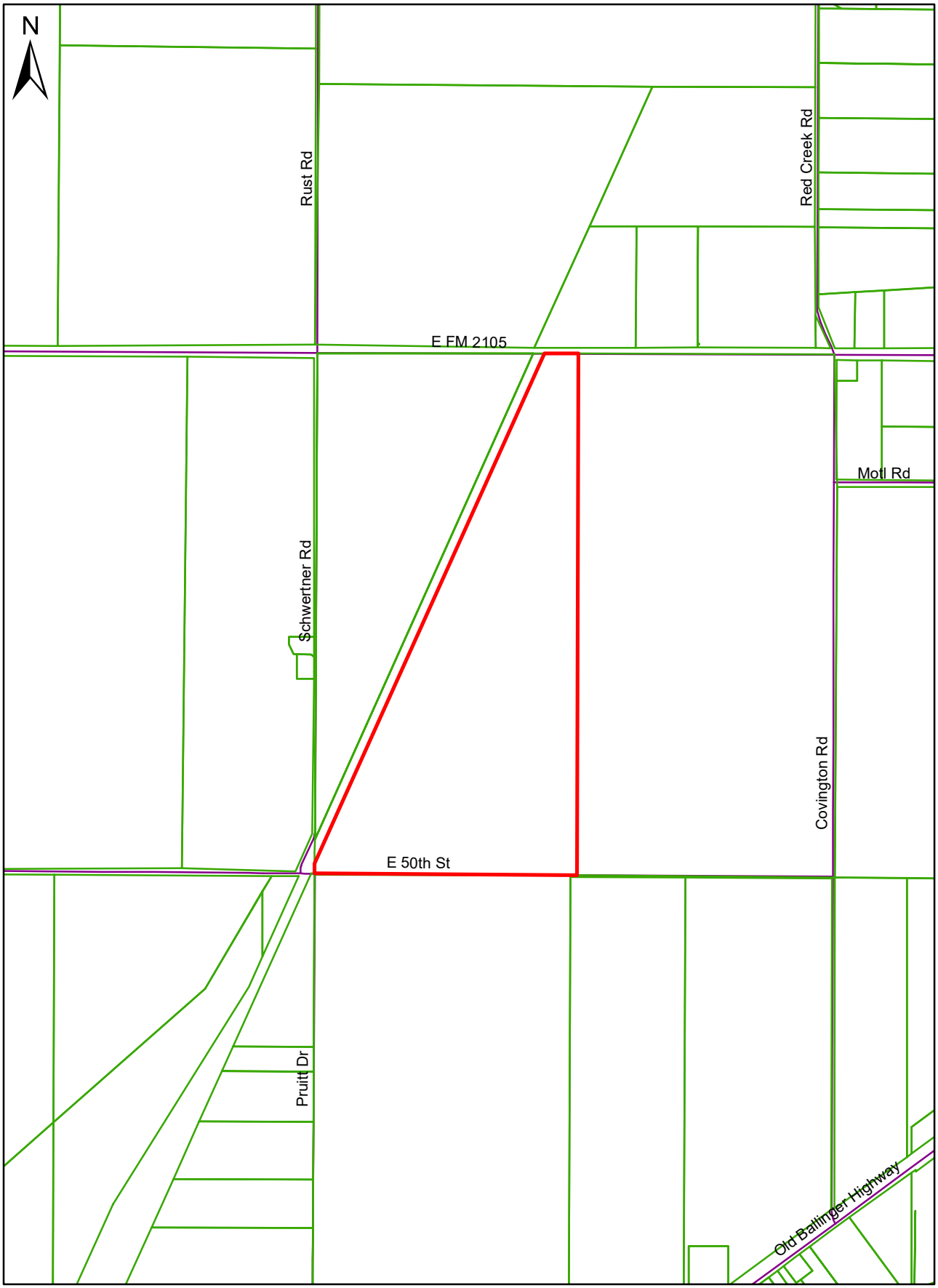
This scenario would have the rail port property sold to an experienced rail port private developer/owner/operator with a package of specific economic development incentives based on operational performance and facility expansion. This scenario provides for less encumbered expansion, more freedom to negotiate for end users for shipping and transloading pricing, less government regulation, higher rate of tax return, easier overall accessibility by end users, and a profit-driven motivation for overall development. This scenario would create an environment for immediate rail port facility development. Predicated on a 300-car-per-month turnaround and using a costing model consistent with current industry standards, the yearly net return to the regional economy would be approximately $12 million annually. The 300-car-per-month baseline is not an unreasonable expectation to achieve. The potential operator has stated that under private ownership, the operator would achieve break-even costs at 100 to 125 cars per month.

It is our recommendation that the City of San Angelo Development Corporation select Option 2, which will establish San Angelo, Texas as a regional distribution center. The private operator needs to be a functioning railroad entity as private operator.

Issues:

- A public entity controlling access to different end-users creates a possibility of end-user controversy. An example: the City will be required to set and control different freight rates per user based on the volume and cargo type of each user with public funds. This can create tension among users due to seasonal and regular freight handling and movement rates and time-to-delivery schedules. A risk being that lower-volume users may not receive the same priority as large-volume freight shippers. A private operator will be responsible for the efficient movement schedules, transloading and fees, whereas a public taxpayer-funded owner operator may be subject to scrutiny due the public operator's implied rule of non-preferential treatment of all users.

Exhibit "A"


N
Rust Rd
Red Creek Rd
E FM 2105
Motl Rd
Schwertner Rd
Covington Rd
E 50th St
Pruitt Dr
Old Bellinger Highway

F.M. HIGHWAY 2105

S 89°57'33" E
350.58'

WHENCE A CONCRETE
R.O.W. MARKER FOUND
BEARS S75°25'55"W, 2.82'

N
W E
S

TRACT IV
298.77 ACRES
SCHWERTNER et ul
INSTRUMENT # 344171
O.P.R.R.P., T.G.C., TX

13.08 Acres 100' wide strip
J.C. Mathews and Wife to Panhandle
and Gulf Ry. Co.
Volume 23, Page 378, D.R., T.G.C, Tx.

TXDOT RAIL ROAD R.O.W.

N 24°16'10" E 5728.06'

W.C. RR CO
SURVEY No. 177
ABSTRACT No. 4031

J.C. MATTHEWS
SURVEY No. 178
ABSTRACT No. 8071

ABSTRACT ACRES
180.419 ACRES

S 00°34'58" W 5237.94'

S.R. ROBERTSON
SURVEY No. 178
ABSTRACT No. 8474

316.879–ACRES
CITY OF SAN ANGELO
INSTRUMENT # 596999
O.P.R.R.P., T.G.C., TX

180.452–ACRES

K.C.M. & O. RWY CO.

0.46 Acres 100' wide strip
J.C. Clark and Wife to
Panhandle and Gulf Ry. Co.
Volume 23, Page 340, D.R.,
T.G.C, Tx.

0.033 ACRES OUT OF Survey
No. 177, Abstract No. 4031

POINT FROM WHICH A PK
NAIL FOUND BEARS
N89°31'56"W, 5281.13'

@ 88.23' PASSING ½" IRON ROD
WITH RED CAP MARKED "SUDDUTH"

FOUND MAG NAIL WHENCE
ANOTHER MAG NAIL FOUND BEARS,
S 55°32'39" E, 1.91'

@ 5,212.35' PASSING
1/2" IRON ROD FOUND

P.O.B.
½" IRON ROD FOUND
WHENCE A 5/8" IRON
ROD FOUND BEARS
S32°43'21"W, 29.64'

EAST 50TH STREET

N 89°39'14" W 2616.20'

N 89°31'56" W
35.54'

J.J. MINTER
SURVEY No. 180
ABSTRACT No. 5915

11.68 Acres 100' wide
strip Julie Busch to
Panhandle Gulf Ry Co.
Volume 23, Page 379,
D.R., T.G.C., Tx.

TODD NEFF 17.33 ACRES
INST. NO. 201508470
O.P.R. T.G.C., TX

PRUITT DRIVE

EXHIBIT "A–3"
339.21 ACRES
50"s GROUP PROPERTIES
INSTRUMENT # 509405
O.P.R.R.P., T.G.C., TX

W.C. RR CO
SURVEY No. 179
ABSTRACT No. 4032

131–ACRES
CITY OF SAN ANGELO
VOL. 669, PG. 562
D.R., T.G.C., TX

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK).

DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 7th day of August, 2019.

STATE OF TEXAS
REGISTERED
WESLEY RAY QUINN
6625
PROFESSIONAL
LAND SURVEYOR

Registered Prof. Land Surveyor
Texas Registration No. 6625

LEGEND

- FOUND 1/2" IRON ROD
- FOUND MAG NAIL
- FOUND 5/8" IRON ROD
- FOUND CONCRETE R.O.W. MONUMENT
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- SURVEY LINE
- R.O.W. RIGHT–OF–WAY
- O.P.R., T.G.C., TX. OFFICIAL PUBLIC RECORDS, TOM GREEN COUNTY, TEXAS
- O.P.R.R.P., T.G.C., TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS
- D.R., T.G.C., TX. DEED RECORDS, TOM GREEN COUNTY, TEXAS

BOUNDARY SURVEY OF 180.452 ACRES OF LAND CONTAINING 180.419 ACRES OUT OF THE SOUTHEAST PART OF J.C. MATTHEWS SURVEY No. 178, ABSTRACT No. 8071, AND 0.033 ACRES OUT OF W.C.RR Co SURVEY No. 177, ABSTRACT No. 4031, TOM GREEN COUNTY, TEXAS AND BEING THE SOUTH EAST PART OF LANDS DESCRIBED IN VOLUME 284, PAGE 733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS

SCALE 1" = 500 FEET

0 500 1000

MQI McMILLAN AND QUINN INC. LAND SURVEYING
FIRM NO. 10194241
P.O. BOX 3506 SAN ANGELO, TEXAS
PHONE: (325) 939-0043 EMAIL: info@mqitx.com
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FIELD: WQ/GS
OFFICE: CS
JOB NO. 19080006

PREPARED FOR:
CITY OF SAN ANGELO

FIELD NOTES

STATE OF TEXAS

COUNTY OF TOM GREEN

Field notes of a 180.452-acre tract of land, more or less, being 180.419 acres out of a 298.77-acre tract described as Tract IV in Special Gift Deed from Mary P. Schwertner, recorded in Instrument No. 344171, Official Public Records of Real Property, Tom Green County, Texas, and 0.033 acres out of a 160 acre tract described in a Special Warranty Gift Deed from Mary P. Schwertner, recorded in Instrument No. 364004, Official Public Records, Tom Green County, Texas, said 180.452 acre tract being all of that certain portion of said 298.77 acre tract lying east of a called 100 foot wide strip of land described as 13.08 acres in a deed from J.C. Mathews and wife to Panhandle and Gulf Ry. Co, recorded in Volume 23, Page 378, Deed Records, Tom Green County, Texas, and all of that certain portion of said 160 acre tract lying east of a called 100 foot wide strip of land described as 0.46 acres in a deed from J.C. Clark and wife to Panhandle and Gulf Ry. Co, recorded in Volume 23, Page 340, Deed Records, Tom Green County, Texas;

Said 180.452 acre tract consisting of a 180.419-acre tract out of the southeast part of the J.C. Matthews Survey No. 178, Abstract No. 8071, Tom Green County, Texas, and 0.033 acres out of W.C.R.R. Co. Survey No. 177, Abstract No. 4031, Tom Green County, Texas and is more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the approximate centerline of East 50th Street, at the northeast corner of a 339.21-acre tract described in Exhibit A-3, conveyed to 50's Group Properties, recorded in Instrument No. 509405, Official Public Records of Real Property, Tom Green County, Texas, at the southeast corner of said Abstract No. 8071, at the southwest corner of S.R. Robertson Survey No. 178, Abstract No. 8474, in the north line of Washington County Rail Road Company Survey No. 179, Abstract No. 4032, at the southeast corner of said 298.77-acre tract, for the southeast corner of this herein described tract of land; whence a 5/8" iron rod found at the northwest corner of a 131-acre tract of land conveyed to the City of San Angelo in Special Warranty Deed recorded in Volume 669, Page 562, Deed Records, Tom Green County, Texas bears South 32°43'21" West, 29.64 feet;

Thence North 89°39'14" West with the north line of said Abstract No. 4032, north line of said 339.21-acre Tract, south line of said 298.77-acre Tract south line of said Abstract 8071, with the approximate centerline of said East 50th Street, a distance of 2,616.20 feet to a mag nail found in asphalt at the northwest corner of said Abstract No. 4032, and the corner of said 339.21 acre tract, at the northeast corner of J.J. Minter Survey No. 180, Abstract No. 5915, and the corner of a 17.33 acre tract described in a deed to Todd Neff in Instrument No. 201508470, at the southwest corner of said Abstract No. 8071, at a southeast corner of said 0.37 acre tract for a point in the south line of this herein described tract of land, whence another mag nail found bears South 55°32'39" East, 1.91 feet;

Thence North 89°31'56" West along the south line of W.C. R.R. Co. Survey No. 177, Abstract No. 4031, south line of said 160 acre tract, north line of said Survey No. 180, Abstract No. 5915, north line of said 17.33 acre tract, a distance of 35.54 feet to a point at the southeast corner of said 0.46 acre tract, at the northeast corner of called 100 foot wide strip of land described as 11.68 acres from Jule Busch to Panhandle Gulf Ry Co., recorded in Volume 23, Page 379, Deed Records, Tom Green County, Texas, at the northwest corner of said 17.33 acre tract for the southwest corner of this herein described tract of land, whence a PK nail found in the approximate centerline of said 50th street at the northwest corner of said Survey No. 180, Abstract No. 5915 bears North 89°31'56" West, 5281.13 feet,

Thence North 24°16'10" East with the southeast line of said 0.46 acre tract, at 88.23 feet passing a ½" iron rod found with red cap marked "Sudduth" at an eastern corner of said 0.46 acre tract and the southeast corner of said 13.08 acre tract and continuing with said 13.08 acre tract a total distance of 5,728.06 feet to a concrete right-of-way marker found in the south right-of-way line of F.M. Highway 2105, for a northwest corner of this herein described tract of land;

Thence South 89°57’33” East with the south line of said F.M. Highway 2105, along the north line of this herein described tract, a distance of 350.58 feet to a 1/2” iron rod found at the northwest corner of said 316.879-acre tract, for the northeast corner of this herein described tract of land; whence a concrete right-of-way marker found bears South 75°25’55” West, 2.82 feet;

Thence South 00°34’58” West with the west line of said 316.879-acre tract, east line of said 298.77-acre tract, west line of said Abstract No. 8474, east line of said Abstract No. 8071, passing at 5,212.35 feet a 1/2” iron rod found in the north right-of-way line of said East 50th Street, continuing a total distance of 5,237.94 feet to the Point of Beginning containing 180.452-acres of land, more or less, subject to all easements of record.

A plat accompanies this metes and bounds description.
Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are grid Texas State Plane Coordinate System distances. Acres are surface.

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 7th day of August, 2019.

Registered Professional Land Surveyor
Texas Registration No. 6625

FM 2105

400 0 400 800

GRAPHIC SCALE IN FEET

TRANSLOADING / SERVICE TRACKS 400 TF EA. (TYP)

6,630 LF RUN AROUND TRACK

50,000 SF WAREHOUSE (EXAMPLE)

DETAIL

100 FT R.O.W.

RUN AROUND

60'

WORKING LEAD

DRAINAGE

DETENTION POND

File: ...\...\...\COSADC Logos\COSADC_vector.pdf
Missing for invalid reference

RAIL PORT SAN ANGELO

DATE	9/20/19
BY	RAS
PAGE	1 of 1

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: August 12, 2020

Item type: Regular Item

Caption:

Consider approving the allocation of up to $10,000 from the sales proceeds of 5.544 acres of land at the Industrial Park to Dkota Investments, inc. for the installation of a monitoring manhole to protect a monitoring well which impedes proposed construction on the property (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

Dkota Investments purchased 5.544 acres of land at the San Angelo Business & Industrial Park from COSADC, the closing of which was Friday July 24th, 2020. During the topographic survey for proposed improvements to the property it was discovered that a monitoring well, number OMW-30U, a part of the TCEQ Voluntary Cleanup Program VCP 1071 by Ethicon, is located on the property. COSADC staff have worked with TCEQ and their consultant to reach an agreement to protect the well with a monitoring manhole to allow Dkota to develop the property. The location of the well is such that it would preclude development per the Dkota plans without such protection. A certified well driller must install the manhole and it must be inspected by the TCEQ consultant. The estimated cost of this work is $10,000. The manhole will be installed during the Dkota construction process and Dkota has given permission to COSADC to have this work completed. (See attached Grading Plan for well location).

Financial Impact:

$10,000 from Acct. No. 700-0700-411.0320 to a new project; budget amendment required

Other Information/Recommendation:

Attachments:

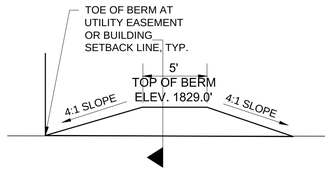
1.	C3 of 9 FLNA Grading Plan Rev 0 (1)	C3 of 9 FLNA Grading Plan Rev 0 (1).pdf
2.	MH Exhibit	MH Exhibit.pdf

Presentation:

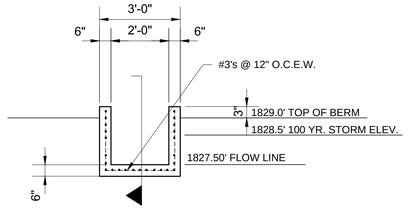
Robert Schneeman

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval



BERM / DISCHARGE SECTION



DISCHARGE DETAIL

DRAINAGE NOTES AND CALCULATIONS:

REQUIRED STORAGE - REFER D1.1 FOR DRAINAGE CALCULATION

STORAGE = 90 X Tc X (Q100post – Q100pre)

Tc = 15 min.
Q100post = 37.76 cfs
Q100pre = 9.61 cfs

REQUIRED STORAGE = 38,000 cf

AVAILABLE STORAGE

AREA INSIDE 1927.5' CONTOUR 30,000 SF
AREA INSIDE 1828.5' CONTOUR 58,000 SF

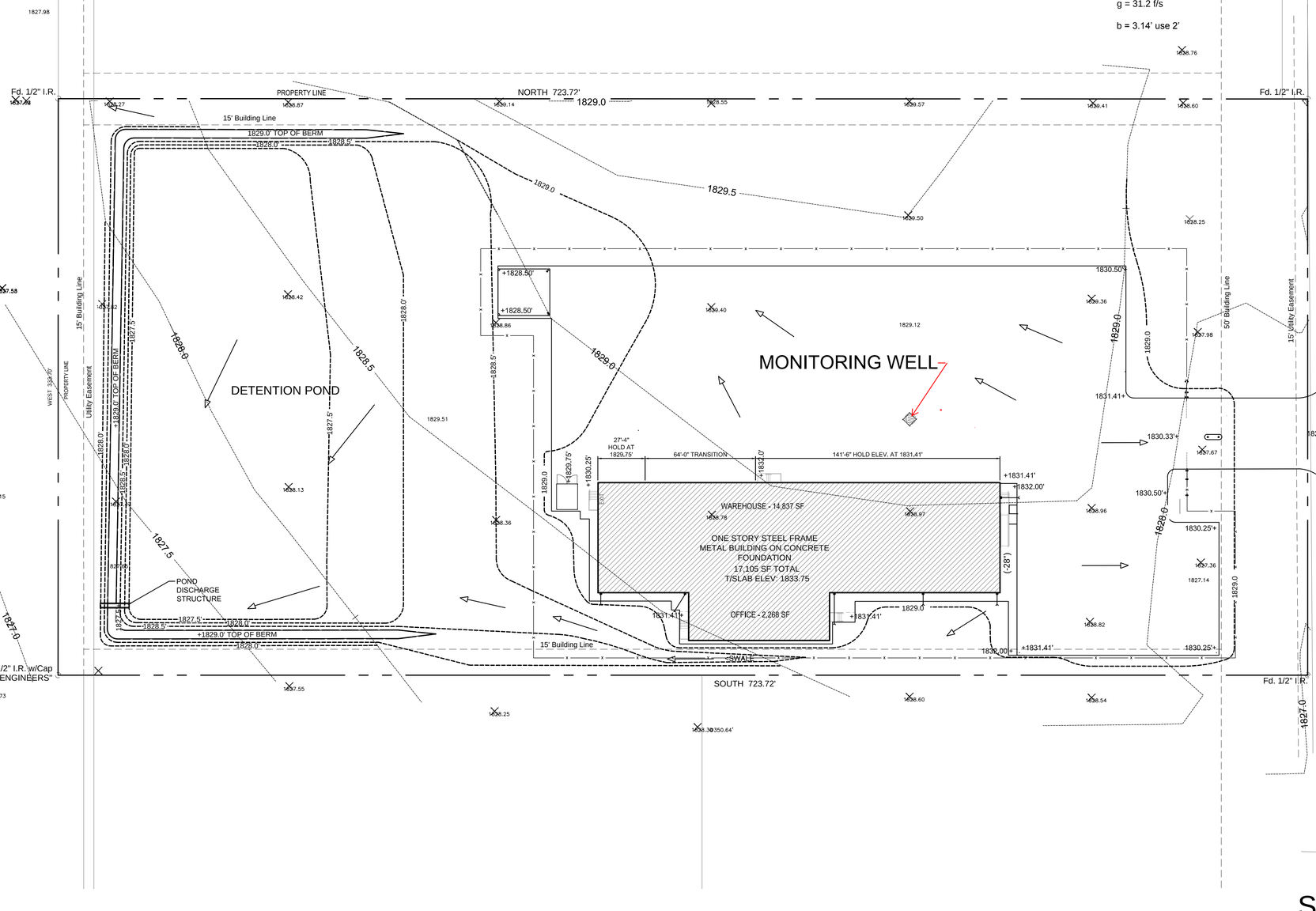
STORAGE= 44,000 CF

DISCHARGE WEIR

Q = 2/3 x C x b x (2g) 1/2 x h 3/2

Q = 9.61 cfs
C = .58
h = 1'
g = 31.2 f/s

b = 3.14' use 2'



LEGEND

1830.50'+ - PROPOSED GRADE
1839.40 - EXISTING GRADE
1829.5 - EXISTING CONTOUR
1828.5' - NEW CONTOUR

0 10 25 50

N

SITE GRADING PLAN

REV	DATE	BY	DESCRIPTION
0	7/22/20	CDR	ISSUED FOR CONSTRUCTION

DESIGNED CDR
DRAWN BFT
CHECKED CDR
APPROVED CDR
DATE 7/2020

STATE OF TEXAS
CLINT ROSENBAUM
6127
REGISTERED
PROFESSIONAL ENGINEER
07/22/2020

Rosenbaum Engineering, PLLC
2326 Wyndham Ct.
Abilene, Texas 79606
326.669.2915
TBPE Registration #F-13243
Clint Rosenbaum, P.E. | clint@rosenbaumeng.com

FLNA WAREHOUSE
Venture Drive
San Angelo, Texas

SHEET NO.
C3
3 OF 9

L:\TPLRosenbaumEng\FLNA\Abilene\dwg\FLNA-SHEET1220.00.dwg, 6/8/2020

100LA12X12	12"x12"	13"	13¾"	30.0

103

Rain Tight Monitoring Well Manhole

The Rain Tight Monitoring Well Manhole allows access to monitoring/observation wells. Monitoring well markings, which comply with API RP 1615, are cast into the cover. The manhole features a cast iron ring and cover with machine fitted Buna-N O-Ring for rain tight security, steel skirt, 3/8" flush mount stainless steel bolts for limited access and carries the H-20 load rating. The manhole is also available with a seamless pipe skirt welded to the cast iron ring (Model 103P).

Model	Size	Height	Width	Weight (lbs.)
1038X75	8"x7½"	6 7/8"	9 7/8"	13.0
1038X12	8"x12"	12 7/8"	9 7/8"	16.0
10310X75	10"x7½"	7"	12"	20.0
10310X12	10"x12"	13"	12"	23.0
10312X8	12"x8"	7"	13¾"	27.0
10312X12	12"x12"	13"	13¾"	30.0
103P8X12	8"x12"	12 7/8"	9 7/8"	19.0

106MW & 107MW

Large Monitoring Well Manhole

The Large Monitoring Well Manhole allows access to monitoring/observation wells. The manhole is large enough to accommodate most electronic probes, conduit and junction boxes. The manhole features a steel ring, diamond plate steel cover with a monitoring well triangle designation in the center, galvanized steel skirt, 3/8" flush mount stainless steel bolts for limited access and carries the H-20 load rating. The Model 106MW is a limited access monitoring well manhole and the Model 107MW is a rain tight limited access monitoring well manhole which includes a Buna-N gasket.

Model	Size	Height	Width	Weight (lbs.)
106MW18X12	18"x12"	12 3/4"	19 1/8"	48.0
107MW18X12	18"x12"	12 3/4"	19 1/8"	48.0

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Shannon Scott, Economic Development Specialist, COSADC, 325.653.7197

Meeting Date: August 12, 2020

Item type: Executive Session Item

Caption:

Section 551.087 to deliberate regarding commercial or financial information that the Board is receiving from business prospects with whom economic development negotiations are being conducted, and discuss financial or other incentives relating to the following projects:

Project 2019-V338
Project 2020-D003
Project 2020-S202

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

Presentation:

Approvals/Reviews:

Shannon Scott	Created/Initiated
Dan Saluri	Approved
Nolan Sosa	Approved
Tina Dierschke	Approved
Dan Saluri	Approved
Guy Andrews	Final Approval