CITY OF SAN ANGELO TEXAS
Development Corporation

Agenda
1/26/2022

Notice is hereby given of a regular meeting of the City of San Angelo Development Corporation (COSADC) to be held on January 26, 2022 at 8:30 AM at the East Mezzanine of City Hall, 72 W. College Ave., San Angelo, Texas, for the purpose of considering the following agenda items.

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 necessary Corporation disbursements
   b. Consider approving the December 15, 2021 Meeting Minutes
   c. Consider approving staff recommendation to reject all bids submitted for Project RFB ED-01-22, Industrial Park Phase 2 Monument Sign, and re-bid project at a later date (Bob Schneeman, Economic Development Project Manager)
5. **Regular Agenda**
   a. Consider approving the December 2021 Financial Statements. (Presentation made by Tina Dierschke, Director of Finance)
   b. Consider approving an increase for gap financing under the Affordable Housing Assistance Program (AHAP) from $40,000 to $50,000 to cover increased construction costs (Presentation made by Bob Salas, Director of Neighborhood and Family Services)
   c. Consider a resolution authorizing a project under Chapters 501 and 505 of the Texas Local Government Code to utilize Sales and Use Tax funds in an amount not to exceed $188,000 to fund site improvements to San Angelo Business and Industrial Park Phase 2 and approving the selection of MWC Interests, Inc. to perform brush clearing services, subject to City Council approval; and authorizing the Board President to negotiate and execute all necessary documents (Presentation made by Robert Schneeman, Economic Development Project Manager)

d. Consider a resolution authorizing the expenditure of sales and use tax funds in an amount not to exceed $32,500 to provide an economic development incentive to 4540 Construction, LLC as authorized under Chapters 501 and 505 of the Texas Local Government Code for Type B Corporations with authorization for the Board President or their designee to negotiate and execute all necessary documents (Presentation made by Nolan Sosa, Economic Development Administrator)

e. Consider approving the expenditure of up to $8,000 to Centurion Planning & Design for professional engineering and planning services to prepare a replat of a portion of Block 2, Lot 1, San Angelo Gateway Addition Section 1 and authorizing the Board President or their designee to negotiate and execute all necessary documents (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:

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 posted on the bulletin board at the City Hall of the City of San Angelo, Texas, on the 20th day of January, 2022 at 12:00 pm

_____

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. 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: January 26, 2022

Item type: Consent Item

Caption:

Consider approving the necessary Corporation disbursements

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. Disbursement 01-26-2022 Disbursement 01-26-2022.pdf

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation
Check Disbursements
For Board Approval January 26, 2022

Economic Development

San Angelo Chamber of Commerce	$	65,625.00	Marketing & Recruitment (Jan. - March 2022 Inv. 12-21)	*Ck. 5564*
Ports to Plains		56,296.80	COSA & COSADC Annual Memberships (Inv. 1992 & 2032)	*Ck. 5562*
Schindler Elevator Corp		3,639.24	Annual Prev Maint. (Inv. 8105820384)	
SA Chamber of Commerce		1,500.00	Annual Banquest sponsorship (Inv. 5141)	*Ck. 5572*
Total for Board Consideration	**$**	**127,061.04**		
Jowers Commercial Cleaning	$	800.00	Mo cleaning at BRC (Inv. 5553)	
Jowers Commercial Cleaning		800.00	Mo janitorial cleaning (Inv. 5531)	*Ck. 5560*
Jowers Commercial Cleaning		800.00	Janitorial cleaning (Inv. 5538)	*Ck. 5566*
Russ Wallace		596.00	Mo. IT serv for Business Factory (Inv. 1027)	*Ck. 1027*
Go San Angelo		522.01	Legal notice ad (Inv. 4239002)	*Ck. 5559*
Office Furniture Discounters		358.00	Purchase 2 office chairs (Inv. 17051)	*Ck. 5561*
Rads Window Cleaning		350.00	Mo. Window cleaning at BRC (Inv. 71852)	*Ck. 5570*
Atmos Energy		237.16	Gas utilities at BRC	
Atmos Energy		171.60	Gas utilities at BRC	*Ck. 5546*
Kirbo's		149.00	Mo. Rental for copier - Business Factory (Inv. 395229)	*Ck. 5549*
Ener-tel		100.00	Mo. Burglar alarm at BRC (Inv. 5162)	*Ck. 5569*
Staples		92.17	Office supplies (Inv. 3495325937)	*Ck. 5567*
Bug Express		85.00	Pest control at BRC (Inv. 30762)	*Ck. 5558*
CVEC		43.97	Electric serv on Knickerbocker (Inv. 26511)	
Republic Servi		35.00	Trash service at BRC (Inv. 001083834)	
Republic Servi		34.51	Trash service at BRC (Inv. 691001090729)	*Ck. 5571*
Angelo Water Serv		32.24	Water delivery and cooler rental (Serv 01/01 - 01/31)	*Ck. 5565*
	$	**5,206.66**		
Total Economic Development Disbursements	**$**	**132,267.70**		

Ballot

Total for Board Consideration	**$**	**-**
Total Routine Disbursements	**$**	**-**
Total Ballot Disbursements	**$**	**-**
Grand Total Disbursements this Period	**$**	**132,267.70**

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 26, 2022

Item type: Consent Item

Caption:

Consider approving the December 15, 2021 Meeting Minutes

Summary/History:

Financial Impact:

Other Information/Recommendation:

Attachments:

1. COSADC minutes 12-15-2021 COSADC minutes 12-15-2021.docx

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo, Texas
Development Corporation Meeting
Wednesday, December 15, 2021

Present:
Max Puello, President
John Bariou, First Vice President
Garland Freeze, Second Vice President
Edward Carrasco, Director
Bill Dendle, Director
Chris Evatt, Director

1. Call to Order

With a quorum of the City of San Angelo Development Corporation Board Members present, President Puello called the regular session of the City of San Angelo Development Corporation to order at 8:30 a.m., on Wednesday, December 15, 2021 in the City of San Angelo City Hall, 72 W College Avenue, San Angelo, TX 76903

2. Prayer

An invocation was provided by Director Evatt.

3. Public Comment

No public comments was made.

4. Consent Agenda

a. Consider approving the November 17, 2021 Meeting Minutes

b. Consider approving the necessary Corporation disbursements

c. Consider approving the November 2021 Financial Statements

d. Consider early termination of the Business Plan Competition Third Place Grant Award Agreement by and between the City of San Angelo Development Corporation and Netco Energy Products, Inc. d/b/a Netco Fire and Safety due to it having met all contract obligations, and authorizing the Board President or their designee to execute all related documents.

e. Consider approving an agreement by and between the City of San Angelo Development Corporation and Quality Striping in the amount of $4,100 for striping and sealcoating of the Business Resource Center parking lot and authorizing the Board President or their designee to execute all necessary documents

f. Consider approving an agreement by and between the City of San Angelo Development Corporation and Angelo Paving in the amount of $5,915 to repave the Business Resource Center parking lot and authorizing the Board President or their designee to execute all necessary documents

g. Consider increasing the previously approved contract amount with Mammoth Roofing Services, LLC to include an additional $19,688 to replace stucco located at the front of the Business Resource Center through TIPS Contract 210205 for a total contract amount of $208,376 and authorizing the Board President or their designee to execute all necessary documents.

h. Consider a resolution authorizing the Board President to negotiate and execute a Business Resource Center office lease agreement with Shad Wisener d/b/a South Plains Lamesa RailRoad, LTD for a one year term with the option to extend an additional year.

i. Consider amending the Economic Development Performance Agreement by and between the City of San Angelo Development Corporation and Wisener Holdings, LLC d/b/a South Plains Lamesa Railroad Ltd. and authorizing the Board President or their designee to negotiate and execute all necessary documents.

Motion: First Vice President Bariou made a motion, seconded by Second Vice President Freeze to approve the consent agenda as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

5. Regular Agenda

a. Update regarding the 2020 COSADC Contract Audit (Presentation by Michael Muncey, Internal Auditor)

No action was taken on this item.

b. Consider authorizing the expenditure of Sales and Use Tax Funds pursuant to Sec. 505.103 of the Texas Local Government Code to allocate prize awards to the following winners of the 2021 Business Plan Competition:

1. First Prize ($40,000) - Cowboy Up Chocolates
2. Second Prize ($20,000) - Lone Star Cheeseburger
3. Third Prize ($10,000) - Medical Arts Pharmacy; and

Consider approving Prize Award Agreements with the listed winners and authorizing the Board President or their designee to execute all necessary documents. (Presentation by Nora Nevarez, Economic Development Assistant)

No public comment.

Motion: First Vice President Bariou made a motion, seconded by Director Evatt to approve the expenditure of the 2021 Business Plan Competition as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

c. Consider authorizing the Board President to execute the Covenants, Conditions & Restrictions (CCRs) for Phase 2 of the San Angelo Business & Industrial Park in substantially the same form as the attached with the approval of the Office of the City Attorney (Presentation made by Robert Schneeman, Economic Development Project Manager)

No public comment.

Motion: Director Carrasco made a motion, seconded by Second Vice President Freeze to approve the execute the Covenants, Conditions & Restrictions (CCRs) for Phase 2 of the San Angelo Business & Industrial Park resolution as presented. The motion carried unanimously five (5) ayes to zero (0) nays.

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:

At 8:44 a.m., the Board convened Executive Session under the provision of Government Code, Title 5. Open Government; Ethics, Subtle A. Open Government, Chapter 551. Open Meeting, 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 2022-N001: Business prospect negotiations concerning food equipment fabrication company.

At 8:51 a.m., the Board reconvened

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

No announcements or future agenda items were discussed

8. Adjournment

Motion: First Vice President Bariou made a motion, seconded by Director Carrasco to adjourn the meeting. The motion carried unanimously five (5) ayes to zero (0) nays.

There being no further business, the meeting adjourned by consensus at 8:56 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. (Portions of the video recording may be distorted due to equipment malfunction or other uncontrollable factors.)

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: January 26, 2022

Item type: Regular Item

Caption:

Consider approving staff recommendation to reject all bids submitted for Project RFB ED-01-22, Industrial Park Phase 2 Monument Sign, and re-bid project at a later date (Bob Schneeman, Economic Development Project Manager)

Summary/History:

RFB ED-01-22 was advertised November 9th, 2021 and two bids were received. The bids were $44,820 and $63,410. The Engineer's Opinion of Probable Cost was $26,350. In addition, there would be a cost of $14,000 for the production and installation of the sign face. Unit costs from the two bidders varied significantly and staff, in cooperation with the Engineers has determined that this may be due to increased costs due to current high demand and supply chain problems related to materials. staff therefore recommends rejecting the current bids and re-bidding the project when supply issues are more stable.

Financial Impact:

No fiscal impact at this time.

Other Information/Recommendation:

Staff recommends rejecting all bids submitted for Project RFB ED-01-22, Industrial Park Phase 2 Monument Sign, so Staff may re-bid the project at a later date.

Attachments:

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Brandon Dyson	Approved
Guy Andrews	Final Approval

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: January 26, 2022

Item type: Regular Item

Caption:

Consider approving the December 2021 Financial Statements. (Presentation made by Tina Dierschke, Director of Finance)

Summary/History:

Consider approving the December 2021 Financial Statements.

Financial Impact:

Other Information/Recommendation:

Attachments:

1.	COSADC FS 2112	COSADC FS 2112.pdf

Presentation:

Tina Dierschke

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

City of San Angelo Development Corporation

Financial Information and Schedules
As of December 31, 2021

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Executive Summary

Economic Development

- Balance Sheet
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- Project Commitments

Ballot

- Balance Sheet
- Revenue & Expenditure Report
- Project Commitments

Transaction Detail by Account

2011 Bond Issue

Hickory Water Supply

This UNAUDITED information is designed for internal use and analysis only.

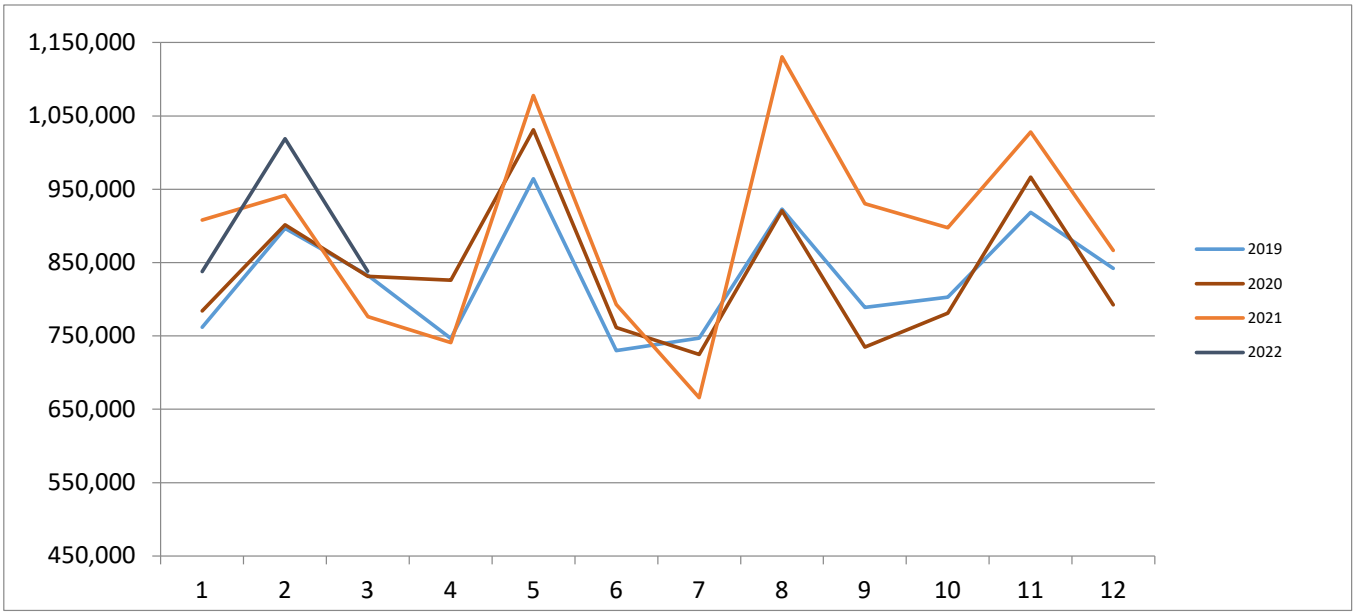
City of San Angelo Development Corporation
Executive Summary
December 2021

Available Fund Balances

Unassigned Fund Balance-Economic Development	6,922,233
Unassigned Fund Balance-Ballot	4,770,251

Sales Tax Analysis

Month	2019	2020	2021	2022	% Over/(Under)
Oct	761,865	784,232	907,912	837,902	-7.71%
Nov	896,890	901,416	941,714	1,018,994	8.21%
Dec	832,486	831,209	776,336	838,245	7.97%
Jan	746,604	826,116	740,927		
Feb	964,281	1,030,912	1,077,963		
Mar	730,020	761,229	792,882		
Apr	747,020	725,032	665,954		
May	923,026	920,877	1,130,561		
Jun	789,102	734,988	930,276		
Jul	802,784	781,279	897,588		
Aug	918,423	966,590	1,027,915		
Sep	842,023	792,202	866,535		



City of San Angelo Development Corporation
Balance Sheet - Economic Development
As of December 31, 2021

ASSETS	
Current Assets	
Checking/Savings	
Cash	538,982
Money Market	1,353,685
Total Checking/Savings	1,892,667
Accounts Receivable	
Leases	82,530
Total Accounts Receivable	82,530
Other Current Assets	
Investments	7,994,845
Total Other Current Assets	7,994,845
Total Current Assets	9,970,042
Fixed Assets	
Land -Industrial Park	69,395
Industrial Park-Phase I	567,414
Industrial Park-Phase II	38,624
Industrial Park-Phase III	20,377
Building-Business Resource Ctr	2,004,967
Accum Depr-Building	(974,373)
Total Fixed Assets	1,726,403
TOTAL ASSETS	11,696,446
LIABILITIES & FUND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	390
Total Current Liabilities	390
Total Liabilities	390
Fund Equity	
Committed for Eco. Dev. Projects	3,047,419
Restricted for Fixed Assets	1,726,403
Unassigned Fund Balance	6,922,233
Total Fund Equity	11,696,056
TOTAL LIABILITIES & FUND EQUITY	11,696,446

City of San Angelo Development Corporation
Revenue & Expenditure Report - Economic Development
December 2021

		Budget	Month Actual	YTD Actual	YTD Actual W/ Enc	Over/(Under) Budget	% of Budget
Revenues							
Sales & Use Tax		2,852,009	234,709	754,640	754,640	(2,097,369)	26%
Interest on Investments		9,464	-	2,473	2,473	(6,991)	26%
Lease Income		10	-	-	-	(10)	0%
Miscellaneous Income		-	77,958	78,408	78,408	78,408	100%
Total Revenues		2,861,483	312,667	835,521	835,521	(2,025,962)	29%
Expenditures							
Administrative		191,986	58,168	71,236	76,971	(115,015)	40%
City Services		705,946	-	-	-	(705,946)	0%
Industrial Park Ops & Maint		18,462	99	1,266	4,466	(13,996)	24%
Marketing-Chamber of Commerce		262,500	65,625	131,375	262,625	125	100%
Advertising		14,500	-	-	456	(14,044)	3%
Utilities		85,587	4,988	19,603	63,825	(21,762)	75%
Capital		37,500	358	573	573	(36,927)	2%
Business Factory		138,784	1,566	5,915	14,805	(123,979)	11%
Total Operating Expenditures		1,455,265	130,804	229,968	423,721	(1,031,544)	29%
Projects							
Principle LED	DC0134	1,004	-	-	-	(1,004)	0%
Phase II Sewer Line	DC0136	96,000	-	-	-	(96,000)	0%
TXDOT Aside Program Grant	DC0137	60,500	-	-	-	(60,500)	0%
CalTech	DC0138	181,950	-	-	-	(181,950)	0%
Parkhill	DC0139	10,006	-	795	10,006	-	100%
Grant Works	DC0140	2,500	-	-	2,500	-	100%
Netco	DC0142	5,500	-	-	-	(5,500)	0%
Elite Solutions	DC0145	15,260	-	-	-	(15,260)	0%
Industrial Park-Phase II	DC0147	3,416	-	-	2,848	(568)	83%
US Customs Retention II	DC0152	151,762	-	-	-	(151,762)	0%
Principle LED BREP	DC0154	2,500	-	-	-	(2,500)	0%
Chadbourne Street	DC0157	750,000	-	-	-	(750,000)	0%
West Texas Steel	DC0162	59,000	-	-	-	(59,000)	0%
SMC Global	DC0163	160,000	-	-	-	(160,000)	0%
J's Deer & Wild Game	DC0164	15,000	-	-	-	(15,000)	0%
Double Barrel	DC0167	20,000	-	-	-	(20,000)	0%
Ethicon	DC0170	325,047	-	-	-	(325,047)	0%
Centurion BREP	DC0171	6,000	-	-	-	(6,000)	0%
Wendland Manufacturing	DC0176	400,000	-	-	-	(400,000)	0%
US 87 Monuments	DC0178	40,726	-	-	-	(40,726)	0%
Airport Exit Monument	DC0179	100,000	-	-	-	(100,000)	0%
TGC/GAFB II	DC0181	145,000	-	49,584	49,584	(95,416)	34%
SMC Global - BREP	DC0182	362,500	-	-	-	(362,500)	0%
Dorado Construction	DC0183	50,000	-	-	-	(50,000)	0%
Ind Park Monument	DC0187	2,400	-	-	2,400	-	100%
Ind Park Clearing	DC0188	25,000	-	-	-	(25,000)	0%
SkyWest Advertising	DC0189	100,000	-	-	-	(100,000)	0%
Hangar Code Study	DC0191	6,725	-	-	-	(6,725)	0%
Future Projects		1,471,828	-	-	-	(1,471,828)	0%
Total Project Expenditures		4,569,624	-	50,379	67,338	(4,502,286)	1%
Total Expenditures		6,024,889	130,804	280,347	491,059	(5,533,830)	5%
Revenue Over/(Under) Expenditures		(3,163,406)	181,863	555,174	344,462		

City of San Angelo Development Corporation
Economic Development Projects
As of December 31, 2021

Project	Code	Original Allocation	Current Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Principle LED	DC0134	550,001	516,123	-	515,119	1,004
Phase II Sewer Line	DC0136	100,000	100,000	-	4,000	96,000
TXDOT Aside Program Grant	DC0137	100,000	100,000	-	39,500	60,500
CalTech	DC0138	603,999	223,050	-	41,100	181,950
Parkhill	DC0139	308,000	323,000	795	313,788	9,212
Grant Works	DC0140	54,000	54,000	-	51,500	2,500
Netco	DC0142	60,000	60,000	-	54,500	5,500
Elite Solutions	DC0145	40,260	15,260	-	-	15,260
Industrial Park-Phase II	DC0147	2,000,000	4,226,136	-	4,222,719	3,417
US Customs Retention II	DC0152	46,435	1,149,225	-	997,462	151,763
Principle LED BREP	DC0154	300,147	300,147	-	297,647	2,500
Chadbourne Street	DC0157	1,500,000	3,750,000	-	3,000,000	750,000
West Texas Steel	DC0162	59,000	59,000	-	-	59,000
SMC Global	DC0163	200,000	200,000	-	40,000	160,000
J's Deer & Wild Game	DC0164	60,000	60,000	-	45,000	15,000
Double Barrel	DC0167	70,000	70,000	-	50,000	20,000
Ethicon	DC0170	47,724	325,047	-	-	325,047
Centurion BREP	DC0171	36,000	36,000	-	30,000	6,000
Wendland Manufacturing	DC0176	400,000	400,000	-	-	400,000
US 87 Monuments	DC0178	150,000	150,000	-	109,274	40,726
Airport Exit Monument	DC0179	250,000	100,000	-	-	100,000
TGC/GAFB II	DC0181	145,000	145,000	49,584	49,584	95,416
SMC Global - BREP	DC0182	362,500	362,500	-	-	362,500
Dorado Construction	DC0183	150,000	150,000	-	100,000	50,000
Ind Park Monument	DC0187	5,800	5,800	-	3,400	2,400
Ind Park Clearing	DC0188	25,000	25,000	-	-	25,000
SkyWest Advertising	DC0189	200,000	200,000	-	100,000	100,000
Hangar Code Study	DC0191	25,000	25,000	-	18,275	6,725
		7,848,866	13,130,288	50,379	10,082,869	3,047,419

Total Committed, Not Expended 3,047,419

City of San Angelo Development Corporation
Balance Sheet - Ballot
As of December 31, 2021

ASSETS	
Current Assets	
Checking/Savings	
Cash	1,004
Money Market	3,408,239
Total Checking/Savings	3,409,243
Other Current Assets	
Investments	2,998,888
Total Other Current Assets	2,998,888
Total Current Assets	6,408,130
TOTAL ASSETS	6,408,130
LIABILITIES & FUND EQUITY	
Fund Equity	
Committed for Ballot Projects	726,980
Assigned for Debt Service	910,899
Unassigned Fund Balance	4,770,251
Total Fund Equity	6,408,130
TOTAL LIABILITIES & FUND EQUITY	6,408,130

City of San Angelo Development Corporation
Revenue & Expenditure Report - Ballot
December 2021

	Budget	Month Actual	YTD Actual	YTD Actual w/ Enc	Over/(Under) Budget	% of Budget
Revenues						
Sales & Use Tax	7,333,738	603,537	1,940,502	1,940,502	(5,393,236)	26%
Interest on Investments	24,336	-	3,360	3,360	(20,976)	14%
Total Revenues	7,358,074	603,537	1,943,862	1,943,862	(5,414,212)	26%
Expenditures						
City Services	78,914	-	-	-	(78,914)	0%
Loan/Debt Service	5,465,394	-	-	-	(5,465,394)	0%
Total Operating Expenditures	5,544,308	-	-	-	(5,544,308)	0%
Projects						
West TX Water Partnership	200,000	10,781	10,781	10,781	(189,219)	5%
Affordable Housing	537,760	-	-	-	(537,760)	0%
Water Rights	498,960	-	-	-	(498,960)	0%
Future Projects	809,941	-	-	-	(809,941)	0%
Total Project Expenditures	2,046,661	10,781	10,781	10,781	(2,035,880)	1%
Total Expenditures	7,590,969	10,781	10,781	10,781	(7,580,188)	0%
Revenue Over/(Under) Expenditures	(232,895)	592,756	1,933,081	1,933,081		

City of San Angelo Development Corporation
Ballot Projects
As of December 31, 2021

Project	Project Allocation	Current Year Activity	Inception to Date	Remaining Allocation
Ballot Projects:				
Water Supply Projects				
West Texas Water Partnership	857,010	10,781	667,791	189,219
* Reclaimed Water Alternatives	1,389,965	-	1,389,965	-
* Red Arroyo Storm Water Basin	151,040	-	151,040	-
Total Expenditures	2,398,015	10,781	2,208,796	189,219
Total Water Supply Projects				189,219
Affordable Housing				
Revenues				
* Sale of Fixed Assets - Blackshear Properties	394,351	-	394,351	-
Total Revenues				
Expenditures				
Affordable Housing	3,920,207	-	3,382,446	537,761
* Administrative Contract	120,405	-	120,405	-
* Blackshear Neighborhood Boundary	28,300	-	28,300	-
* Blackshear Properties	404,125	-	404,125	-
* Neighborhood Blitz	550,000	-	550,000	-
* Neighbors Helping Neighbors	53,000	-	53,000	-
* Rebuilding Together - Housing One Stop	23,759	-	23,759	-
* Rebuilding Together - Housing Repair	74,920	-	74,920	-
* Rehabs	114,487	-	114,487	-
* Roofing Grant	200,000	-	200,000	-
Total Expenditures	5,489,203	-	4,951,443	537,761
Total Affordable Housing				537,761
Other Projects				
* Sports Facilities Maintenance	285,353	-	285,353	-
Total Expenditures	285,353	-	285,353	-
Total Ballot Projects Committed, Not Expended				726,980
Voter Approved Projects:				
* Fort Concho Improvements	900,000	-	900,000	-
* Sports & Athletics Facilities	708,744	-	708,744	-
* 29th Street Sports Complex	1,750,000	-	1,750,000	-
Total Expenditures	3,358,744	-	3,358,744	-
Total Voter Approved Projects Committed, Not Expended				-

* Completed

City of San Angelo Development Corporation
Transaction Detail by Account
December 2021

Group #	PO #	Type	Date	Number	Description	Amount
Fund 700 DEVELOPMENT CORPORATION						
700-0000-313.00-00 TAX / SALES AND USE TAX						
1986		AJ	12/31/2021	119	COSADC Sales Tax	234,708.73
700-0000-380.10-00 MISC / MISC						
1324		CR	12/1/2021	74128	ECO DEV INSURANCE CLAIM	77,957.76
700-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
1324		CR	12/1/2021	74128	ECO DEV AIR RACES DC0190	-10,000.00
700-0700-411.03-23 PROFESSIONAL & TECHNICAL / LOBBYING						
1732		AP	12/27/2021	5555	PORTS-TO-PLAINS TR	-56,046.80
1733		AP	12/27/2021	5562	PORTS-TO-PLAINS TR	56,046.80
1732		AP	12/27/2021	5555	PORTS-TO-PLAINS TR	-250
1733		AP	12/27/2021	5562	PORTS-TO-PLAINS TR	250
1659		AP	12/13/2021	5555	PORTS-TO-PLAINS TR	56,046.80
1659		AP	12/13/2021	5555	PORTS-TO-PLAINS TR	250
700-0700-411.03-60 PROFESSIONAL & TECHNICAL / CONTRACT SERV						
1732	126065	AP	12/27/2021	5557	SAN ANGELO CHAMBER	-65,625.00
1733	126065	AP	12/27/2021	5564	SAN ANGELO CHAMBER	65,625.00
1682	126065	AP	12/7/2021	5557	SAN ANGELO CHAMBER	65,625.00
700-0700-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1375		AJ	12/3/2021	UT	UB CHARGE UPDATE	128.68
1356		AJ	12/2/2021	UT	UB CHARGE UPDATE	15
700-0700-411.04-12 PURCHASED SERVICES / NATURAL GAS						
1572	126545	AP	12/3/2021	5546	ATMOS ENERGY	171.6
700-0700-411.04-13 PURCHASED SERVICES / ELECTRICITY						
1767		AP	12/17/2021	690314	GEXA ENERGY, LP	514.24
1451		AP	11/17/2021	689784	GEXA ENERGY, LP	634.31
700-0700-411.04-31 PURCHASED SERVICES / BLDG. & GROUNDS MAI						
1732	127029	AP	12/27/2021	5551	BUG EXPRESS, INC	-85
1733	127029	AP	12/27/2021	5558	BUG EXPRESS, INC	85
1732	126677	AP	12/27/2021	5553	JOWERS COMMERCIAL	-800
1733	126677	AP	12/27/2021	5560	JOWERS COMMERCIAL	800
1732	126269	AP	12/27/2021	5556	REPUBLIC SERVICES,	-34.51
1733	126269	AP	12/27/2021	5563	REPUBLIC SERVICES,	34.51
1682	127029	AP	12/13/2021	5551	BUG EXPRESS, INC	85
1682	126677	AP	12/12/2021	5553	JOWERS COMMERCIAL	800
1572	126933	AP	12/6/2021	5550	MC ELECTRIC	97.4
1572	126233	AP	12/1/2021	5548	ENER-TEL SERVICES	100
1573	127006	AP	11/30/2021	5547	CONCHO VALLEY ELEC	15.85
1683	126269	AP	11/30/2021	5556	REPUBLIC SERVICES,	34.51
1452	126231	AP	11/29/2021	5543	RADS WINDOW CLEANI	350
1459	126677	AP	11/29/2021	5542	JOWERS COMMERCIAL	800
1452	126233	AP	11/15/2021	5541	ENER-TEL SERVICES	680
1452	126233	AP	11/15/2021	5541	ENER-TEL SERVICES	560
700-0700-411.04-33 PURCHASED SERVICES / VEHICLE MAINTENANCE						
1989		AJ	12/31/2021	122	Mthly Vehicle Main	39
700-0700-411.04-42 PURCHASED SERVICES / RENT OF EQUIPMENT						
1662		AP	11/29/2021	690162	CTWP	121.76
700-0700-411.05-30 PURCHASED SERVICES / COMMUNICATION						
1984		AJ	12/28/2021	117	Suddenlink Dec 21	681.88
1992		AJ	12/1/2021	125	VoIP - Dec 21	305.82

City of San Angelo Development Corporation
Transaction Detail by Account
December 2021

Group #	PO #	Type	Date	Number	Description	Amount
700-0700-411.05-31 PURCHASED SERVICES / CELLULAR PHONE						
1999		AJ	12/22/2021	132	AT&T Dec 21	57.17
1985		AJ	11/22/2021	118	Verizon Chrgs Nov	55.33
700-0700-411.05-42 PURCHASED SERVICES / LEGAL NOTICES						
1732	126771	AP	12/27/2021	5552	GO SAN ANGELO	-522.01
1733	126771	AP	12/27/2021	5559	GO SAN ANGELO	522.01
1683	126771	AP	11/5/2021	5552	GO SAN ANGELO	522.01
700-0700-411.05-65 PURCHASED SERVICES / SPECIAL PROJECT "A"						
1572	126564	AP	12/7/2021	5549	KIRBO'S OFFICE SYS	149
1437	126230	AP	12/1/2021	5544	WALLACE, RUSSELL E	596
1452	126804	AP	11/16/2021	5540	ANGELO AWARDS	821.2
700-0700-411.06-26 SUPPLIES / GASOLINE						
1989		AJ	12/31/2021	122	Mthly Fuel Expense	55
700-0700-411.06-30 SUPPLIES / FOOD						
1463	126679	AP	12/7/2021	877942	ANGELO WATER SERVI	-32.24
1464	126679	AP	12/7/2021	5545	ANGELO WATER SERVI	32.24
1452	126679	AP	11/23/2021	877942	ANGELO WATER SERVI	32.24
700-0700-800.07-44 PROPERTY / TECHNOLOGY CAPITAL						
1732	127035	AP	12/27/2021	5554	OFFICE FURNITURE D	-358
1733	127035	AP	12/27/2021	5561	OFFICE FURNITURE D	358
1682	127035	AP	12/13/2021	5554	OFFICE FURNITURE D	358
700-0705-411.04-11 PURCHASED SERVICES / WATER/SEWER UTILITI						
1508		AJ	12/8/2021	UT	UB CHARGE UPDATE	61.38
1484		AJ	12/7/2021	UT	UB CHARGE UPDATE	37.37
Fund 711 COSADC - BALLOT						
711-0000-313.00-00 TAX / SALES AND USE TAX						
1986		AJ	12/31/2021	119	COSADC Sales Tax	603,536.75
711-0700-411.03-20 PROFESSIONAL & TECHNICAL / PROFESSIONAL						
1935		AJ	12/10/2021	103	W TX Water Partner	10,780.57
PROJECT#: DC0123						

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2021

Hickory Water Supply - Fund 516

Debt Payments Through 2031

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance		**55,328**		**55,328**			
REVENUES:							
Interest		-	-	-	-	596,221	596,221
C.O. Proceeds		-	-	-	-	119,998,750	119,998,750
Total Revenues		-	-	-	-	120,594,971	120,594,971
EXPENDITURES:							
Easements/Property Damage	4150	-	-	-	-	106,865	106,865
Engineering	4157	45,626	-	45,626	-	18,744,693	18,790,319
Well Field Pipelines	4152	-	-	-	-	3,026,918	3,026,918
30 " Transmission Main	4153	-	-	-	-	38,681,022	38,681,022
Well Field Pumps	4154	-	-	-	-	12,831,038	12,831,038
Well Field Pump Station	4155	-	-	-	-	1,617,139	1,617,139
Well Field Expansion	4158	-	-	-	-	7,668,888	7,668,888
Treatment Plant	4156	-	-	-	-	27,132,194	27,132,194
Well Field Expansion #2	4159	-	-	-	-	9,640,252	9,640,252
Issue Costs	9900	-	-	-	-	172,251	172,251
Total Expenditures		45,626	-	45,626	-	119,621,260	119,666,886
Revenue Over/(Under) Expenditures		**(45,626)**	**-**	**(45,626)**			
Ending Fund Balance		**9,702**		**9,702**			

	Revenues
Previous Years Activity	120,594,890
Current Year Budget	-
Less Interest Earned	(596,140)
TOTAL	**119,998,750**

THE CITY OF SAN ANGELO, TEXAS

Schedule of Revenues and Expenditures
Fiscal Year through December 31, 2021

Hickory Water Supply II - Fund 527

Debt Payments Through 2045

	Dept	Current Budget	Month Actual	YTD W/Enc	Over/(Under) Budget	Previous Years Activity	Inception to Date
Beginning Fund Balance*		**10,069**		**10,069**			
REVENUES:							
Interest Income		-	-	-	-	10,069	10,069
C.O. Proceeds		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Total Revenues		52,311,560	-	-	(52,311,560)	3,773,510	3,773,510
EXPENDITURES:							
Post Construction	4150	255,500	-	-	(255,500)	-	-
Design & Inspection	4157	3,160,800	-	-	(3,160,800)	-	-
Construction	4159	40,620,412	-	-	(40,620,412)	-	-
Issue Costs	9900	-	-	-	-	1,469,664	1,469,664
Contingencies	9900	8,274,848	-	-	(8,274,848)	-	-
Transfer to Debt Service	1994	-	-	-	-	2,293,777	2,293,777
Total Expenditures		52,311,560	-	-	(52,311,560)	3,763,441	3,763,441
Revenue Over/(Under) Expenditures		**-**	**-**	**-**			
Ending Fund Balance		**10,069**		**10,069**			

*Preliminary

POLICIES AND PROCEDURES
FOR
SINGLE FAMILY NEW CONSTRUCTION
HOMEBUYER ASSISTANCE PROGRAM
OF THE SAN ANGELO
DEVELOPMENT CORPORATION

SAN ANGELO
TEXAS
Development Corporation

Amended September 10, 2008
Amended August 21, 2007
Adopted by City Council February 6, 2007
Adopted by SADC January 10, 2007
With Concurrence of Ad-Hoc Focus Group
Appointed by the SADC

SINGLE FAMILY NEW CONSTRUCTION

HOMEBUYER ASSISTANCE PROGRAM

1. Introduction and Purpose

The purposes of the San Angelo Development Corporation (SADC) Single Family New Construction Homebuyer Assistance Program is as follows: 1) to increase home ownership in City of San Angelo identified neighborhoods targeted for revitalization; 2) to assist low to moderate income households with home purchases; and 3) to leverage private funds for these purposes with Federal and nonfederal grant funds. It is the goal of the Program to serve the maximum number of households within the approved annual allocation from SADC (1/2 Cent Sales Tax) funding. Participants in the Program are as follows:

City of San Angelo-Community Development Department (City Staff)
Affordable Housing Advisory Committee (AHAC)
Income-Eligible Applicants
Preferred Lenders
Participating Non-Profit/For-Profit Contractors
Other Entities Providing/Encouraging Affordable Housing Development

The policies and procedures set forth herein are subject to approval and revision by the SADC based on recommendations of the (AHAC) and City Staff responsible for administering the program. City Staff is identified as the Director, Senior Program Administrator and the Grant Technician/Office Manager. SADC will establish and the City Staff will determine income eligibility for grants and loans provided under the SADC's Single Family New Construction Homebuyer Assistance Program.

2. Authority for Program / Administration of Program

- Program funded primarily by the economic development sales tax authorized under The Development Corporation Act of 1979, (the Act) as amended
- Affordable housing is an eligible activity under the Act, and was approved by the voters in an election on September 11, 2004
- SADC's approved annual allocation for this program is $335,000 subject to funding stream of sales tax receipts
- AHAC of the SADC is responsible for funding recommendations and community relations issues
- City Staff is responsible for oversight, and implementation of policies and procedures that have been reviewed and recommended by the AHAC and adopted by formal resolution of the Board of the SADC

3. Types of Assistance

- Gap reduction/mortgage buy down up to 40% of the home's sales price not to exceed $40,000 contingent upon the execution of a non-forgivable, non-interest bearing, no recourse 2nd Lien Deed of Trust and Promissory Note due at the time the subject property is sold proceeds from which will be used as reinvestment back into the Program
- Required closing costs (if down payment assistance is unavailable from other sources)

4. Eligible Applicants

- Applicants must reside in the City of San Angelo for a minimum of one year, or be currently employed with a local San Angelo business, the City of San Angelo, Tom Green County, or the San Angelo Independent School District for a minimum of one year.
- Applicant's gross annual household income may not exceed current income limits for low to moderate income households, as established and periodically revised by the U.S. Department of Housing & Urban Development (HUD). This is defined as households with incomes not to exceed 80% of the Area Median Income, adjusted for family sizes (24 CFR, §92.2 (9)).
- Applicants must be U.S. Citizens or permanent legal residents.
- Verification of homeowner's insurance, paid property taxes and homestead is required annually for the entire term the applicant resides at the property after closing is complete.
- An applicant, and co-applicant (if applicable), must be an individual who has not purchased real property within three (3) years prior of submitting an application for this Program. Co-applicants are defined as spouses and adult co-habitants.
- Income is calculated based on HUD-established procedures for calculating adjusted annual gross income (24 CFR, Subpart E §92.203).
- Applicants must provide a minimum of $500 in Earnest Money and/or contribution of time and effort (i.e. sweat equity) toward the purchase of their home.
- Each applicant must attend and complete an approved Homebuyer Education program prior to purchase of a home.
- Applicants will be served on a first-come-first-served basis, as funding allows, with minimum mortgage pre-approval qualification of $55,000.
- Willing to relocate to one of the four neighborhoods targeted for revitalization (Appendix A).

5. Preferred Lenders – Mortgage Companies, Banks, and Other Financial Institutions

- A "Preferred Lender" is defined as a mortgage Lender partnering with the SADC to promote and support the SADC Single Family New Construction Homebuyer Assistance Program and which has been selected by an applicant.
- Applicants must apply for mortgage financing with one of the Lenders from the SADC's Preferred Lenders List
- Owner finance options do not qualify as "Preferred Lenders"

6. To participate as a preferred Lender, the Lender must meet the following criteria:

- Agree to waive 10% of standard fees. The list of standard fees eligible to be considered for this waiver is subject to review and approval by the SADC.
- "Sub prime" loans will not be approved.
- Mortgage brokers will be required to waive 10% of their Origination Fee.
- Lend to low and/or moderate-income families.
- Agree to participate in the marketing of the SADC's Single Family New Construction Homebuyer Assistance Program
- Agree to pre-approve applicants before the prospective homebuyer can be fully eligible for the SADC Mortgage buy down assistance and City's down payment assistance, and supply the applicants with a pre-qualification letter.

- Lender agrees to contact the City Staff 30-60 days after an applicant becomes delinquent to the extent of becoming a possible foreclosure.
- Any federally or state chartered financial institution may apply at any time to be on the SADC's list of preferred Lenders.
- The financial institution must be FHA and/or Fannie Mae approved.
- Provide Homebuyer Education classes (in house) or through an approved third party.
- Preferred Lenders will be expected to commit to these provisions in writing.

7. Lender Underwriting Guidelines:

- Payment-to-Income and Debt-to-Income Ratios not to exceed those established by the Federal Housing Administration (FHA) benchmarks (Ref US Dept of Housing & Urban Development Ltr dated April 13, 2005)
- Collateral – Newly constructed or to be constructed house which meets or exceeds program minimum standards
- $500.00 minimum down payment (earnest money and/or sweat equity) from borrower
- Minimum loan term – 20 years; 30 years preferable
- Maximum Loan to Value Ratio – 100% inclusive of City of San Angelo second mortgage loan
- Fixed Interest Rate comparable to current FHA 203(b) fixed rates adjusted for similar term, amount, and credit quality

8. Lender Sponsored Homebuyer Education

- Homebuyer education classes will be provided free of charge to applicants for homebuyer assistance.
- Curriculum for the classes will be based on the Texas Statewide Homebuyer Education Program (TSHEP), FHA Homebuyer Education Program (HELP) guidelines or similar curriculum.
- Applicants and/or his or her co-applicant is required to attend all classes as scheduled prior to closing
- Lender or City Staff will schedule applicants for the classes. Participants will be informed in advance of the location and time of the classes.

9. Role of the Title Company

- Title Company is to close the loan on behalf of the Lender and homebuyer.
- Title Company provides City Staff with a HUD1 form (a list of buyers and sellers fees) 5 business days prior to closing the loan.
- City submits a check for the gap reduction/mortgage buy down and closing costs to the Title Company.

10. Eligible Properties and Inspections

- Eligible properties are newly constructed single-family homes financed through this Program and located within the neighborhoods targeted for revitalization as determined by the City of San Angelo.
- Single-family homes whose sale price to the buyer does not exceed 95% of the area purchase price for single-family homes as established by HUD for the San Angelo area.
- Property must meet all inspections as specified in the City Staff's contract with the contractor
- Houses must meet minimum construction standards and specifications as set forth in Appendix "B" and all applicable City building codes.

11. Legal Documents

The City of San Angelo's Legal Department or the City Attorney's designated outside counsel will review as to form all legal documents related to the sale of homes under this Single Family Homebuyers Assistance Program at least annually. Applicants are required to sign a Real Estate Lien Note and Deed of Trust document before release of funds to the Title Company.

12. Variance from Homebuyer Assistance Program Policies and Procedures

Variances from these policies and procedures may be authorized by the Community Development Director, and shall only be granted under extraordinary extenuating circumstances and upon recommendation from the SADC. Applicants or other program participants requesting such a variance must make a written request, providing a full explanation and description of the circumstances justifying the variance.

13. Rights and Responsibilities of the Applicant

- Submitting all information required to document eligibility for the program within a period of 30 days
- Reviewing, executing, and understanding the grant agreement, deed of trust, and associated documents
- Notifying the SADC/City Staff of any concerns and/or questions during the application process and homebuyer education period
- Attending the mandatory homebuyer education classes

14. Grievance Procedures

If an application is denied, the applicant will be informed of his or her right to present an appeal and the timeframe to do so. An appeal must be made in writing and submitted to the Community Development Department within 30 calendar days of the date the applicant is informed of the denial. The appeal will be presented first to the Service Area Director and may then be forwarded to the City Manager whose decision is final.

15. Role of Participating Organizations

Financial institutions, non-profit housing organizations, community development corporations, or redevelopment agencies acting on behalf of SADC to administer a Homebuyer Assistance Program will be expected to conduct operations in a manner which is consistent with the SADC's Single Family New Construction Homebuyer Assistance Program. Though amounts of assistance, target client populations, and administrative procedures may vary, the following provisions in particular should be consistent with SADC policy:

1) Income verification requirements
2) First-come-first-served basis for approval of applicants.
3) Requirement of fee waivers from participating Lenders.
4) Homebuyer education requirements.
5) San Angelo residency requirements.
6) Sale Price purchase limitations (95% of median sale price).
7) Retention of records (for all applicant households whether denied or approved) for a period of five years.

8) FHA and Fannie Mae approved

Participating Organizations are encouraged to submit their affordable housing projects for City Staff review, to ensure maximum effective communication and cooperation between all organizations, which are providing affordable housing services to low and moderate income families. It is anticipated that City Staff and Participating Organizations' Staff will take advantage of every opportunity to refer eligible clients to each other's programs.

16. Rights and Responsibilities of Participating Organizations and City Staff

- Administering the program in a professional manner that ensures maximum effectiveness, efficiency and customer satisfaction
- Timely communications with the applicant, title company, Lender and City Staff regarding all administrative procedures that affect completion of the purchase on behalf of the applicant
- Determine eligibility of applicants to attend the classes
- Advising the applicant regarding lending requirements
- Clarifying with the applicant the advisability and eligibility of certain fees and/or charges.

17. Affordable Housing Entities

All entities promoting or encouraging affordable housing are encouraged to participate with the SADC Single Family New Construction Affordable Homebuyer Assistance Program in mutually beneficial partnerships, which will expand the availability and affordability of single family homeownership in the City of San Angelo. Options for partnerships (with such agencies as the City of San Angelo, the San Angelo Public Housing Authority, and any other appropriate institutions) will be reviewed by the AHAC for recommendation to SADC.

18. Sequence of Events

The following is an outline of the normal sequence of events for a homebuyer assistance grant/ deferred loan:

A. The potential homebuyer inquires about the program to the Community Development Department and receives a **Homebuyer's Assistance Packet**. The potential homebuyer submits a **Homebuyer Assistance Application** and **Credit Pre-qualification Form** to City Staff, which includes information on income, credit history, social security number, and household size. The time and date that the application is received is stamped on all components. The applicant is required to furnish documentation to verify income, family size, and any other information necessary to verify eligibility. City Staff will review the application information to determine income eligibility. If applicant income is greater than 80% of the area median, Staff prepares a letter to the applicant notifying them that they are not eligible for assistance. If applicant income is 80% of the area median or less, an interview will be scheduled with the applicant to verify all information and to thoroughly explain program procedures. Applicants for homebuyer assistance must complete this income eligibility verification phase of the application process within 30 days. Incomplete applications will be returned to the applicant and may not be resubmitted for an additional 60 days.

B. City Staff will then review the applicant's income and credit information, or authorize its review, in order to develop a preliminary assessment of the applicant's ability to qualify for a mortgage of $55,000 or more, as is needed in the San Angelo housing market. Based on income eligibility and eligibility for a mortgage, an approval letter may be prepared for the applicant for later submission to their selected

Lender. If the applicant is both income-eligible and pre-qualified for a mortgage, City Staff contacts the respective Lender or approved third party for scheduling of the Homebuyer Education Class series. City Staff is responsible for maintaining a database of all prospective applicants. Records of all over-income applicants, and of households denied assistance, will be maintained on file for five years. If the credit review determines that the prospective applicant would be unable to obtain a mortgage of at least $55,000, a notification letter is prepared, and the client is referred to a credit counseling service.

C. The qualified applicant attends the required Homebuyer Education classes. The potential homebuyer visits the preferred Lender of their choice, provides the Lender with necessary income and credit information, awaits processing of the loan application, and upon approval, requests a mortgage pre-qualification letter to submit to the Community Development Department. The applicant seeks a newly constructed home constructed or to be constructed under the construction standards and minimum specifications as set forth in Appendix B. On identifying a property, he or she finalizes their mortgage application with their Lender. The Community Development Department will not reserve funds for any applicant until he or she has identified a property and has also been approved by the Lender. When the property is identified, the applicant may sign a sales contract, and must provide a minimum of $500 in Earnest Money to the Title Company or documented sweat equity to the Community Development Department. Sales contracts should include a clause specifying that the house must meet or exceed the construction standards and minimum specifications as set forth in Appendix B, as determined by an inspection by the City of San Angelo Inspection & Permits Department and the Community Development Department, in order for the sale to go through. Applicants are encouraged to consult with a Realtor regarding the Sales Contract and Home Inspection process. Upon receiving verification that the house meets construction standards and minimum specifications as set forth in Appendix B and verification that the Lender has approved a mortgage (in the form of a Good Faith Estimate), City Staff confirms Final Approval of the applicant's SADC funded assistance. At this point, funds are reserved in the name of the applicant, and the applicant and Realtor are advised verbally and in writing that the City will provide down payment assistance. The Realtor and Lender schedule closing of the loan. At this point, the Title Company must submit a HUD One form to City Staff. A City check for the mortgage reduction, down payment and closing costs will be submitted to the Title Company on the closing date. A minimum of five business days must be allowed for check disbursements by the City.

D. The Community Development Director or his/her designee will review legal documents for execution by the homebuyer while the check is being processed. City Staff will secure the SADC and/or City's down-payment and mortgage reduction/gap reduction assistance through a second lien on the property. Before payment to the title company can be issued, the applicant submits to the City Staff a signed acknowledgement form that he/she has read the Program Policies, understands all his/her rights and responsibilities under the program and provides proof of home owner's insurance coverage.

E. The borrower will execute a Subordinate Lien Contract and Deed of Trust in the principal sum of the SADC Single Family New Construction Homebuyer Assistance Program Deferred Payment Loan. This Loan will bear an interest rate of zero percent (0%). As long as the borrower is not in default with any conditions of this Program or the Subordinate Lien Contract and Deed of Trust, all payments of principal will be deferred. Principal will be due and payable under the following conditions:
    a. Cessation of use as borrower(s) sole residence
    b. The sale, lease, rental or transfer of Program property
    c. Death of Borrow(s) unless transferred to a qualifying family member
    d. Upon refinance of the 1st mortgage unless SADC agrees to subordinate

The deferred Subordinate Lien may be assumable under special circumstances as approved by SADC in concurrence with Title 42 U.S.C. 12745.

APPENDIX A

Community Development Target Neighborhood Maps

APPENDIX B

CITY OF SAN ANGELO DEVELOPMENT CORPORATION
HOMEBUYER ASSISTANCE PROGRAM:

SINGLE FAMILY HOME CONSTRUCTION STANDARDS AND MINIMUM SPECIFICATIONS

Minimum square footage (living): 1,200 Square Feet without Carport

Minimum No. bedrooms: 3

Minimum No. bath (full): 2 (one of which contains a full size tub)

Exterior materials: Brick or Hardie Siding

Foundation: Slab on Grade

Roofing materials (warranty): 20 Years

Insulation requirements (exterior walls, roof, etc): R30 in Attic, R19 on Exterior Walls

Appliances furnished (energy star rating): Range/Dishwasher/Refrigerator

Landscaping/fencing: Hydromulch in Front Yard

Carport/Storage: 8 X 10 Storage Unit with Lock

Paved Driveway: Based on Soil Testing

Fencing: Wooden in Back Yard

HVAC with 13 CEER or as required by the DOE

** Above Standards Meet or Exceed the Minimum Standards Required by the City's Inspection and Permit Department as well as the energy efficiency standards in accordance with Title 42 U.S.C. 12708*

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

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

Meeting Date: January 26, 2022

Item type: Regular Item

Caption:

Consider a resolution authorizing a project under Chapters 501 and 505 of the Texas Local Government Code to utilize Sales and Use Tax funds in an amount not to exceed $188,000 to fund site improvements to San Angelo Business and Industrial Park Phase 2 and approving the selection of MWC Interests, Inc. to perform brush clearing services, subject to City Council approval; and authorizing the Board President to negotiate and execute all necessary documents (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

On November 9th, 2021 Request for Proposals (RFP) ED-02-22 was made public. The RFP was requesting proposals from qualified companies for clearing, grubbing, and trash removal from Phase 2 of the San Angelo Business & Industrial Park. The project also includes installation and maintenance of Storm Water Pollution Prevention Plan prepared by Parkhill Engineers.

The RFP process was selected by staff in lieu of the Request for Bid (RFB) process to allow companies to submit suggested methods in addition to pricing and other pertinent information. A total of 5 submittals were received. A review committee comprised of 3 COSADC staff members reviewed all the proposals, evaluating the proposed methodology, experience, qualifications, completeness of response and pricing.

The committee, after reviewing all proposals is recommending the selection of MWC Interests, Inc. at a total proposed cost of $178,408.08. The proposed costs includes a base bid of $112,548.08, Alternate No. 1 of $13,860.00 and an proposed Second root Plowing and Re-leveling at a cost of $52,000. Staff is also recommending a 5% contingency fund to cover unforeseen circumstances of $8,920,40 for a total of $187,328.48. Staff is requesting a total approved project budget of $188,000.

Financial Impact:

Total New Project Budget of $188,000. Budget amendment required. $188,000 from Future Projects Acct. No.700 0700 800 07-50 to a new project.

Other Information/Recommendation:

Staff recommends authorizing the expenditure of Sales and Use Tax funds in an amount not to exceed $188,000 to fund site improvements to San Angelo Business and Industrial Park Phase 2 and approving the selection of MWC Interests, Inc. to perform brush clearing services, subject to City Council approval; and authorizing the Board President to negotiate and execute all necessary documents.

Attachments:

1.	Civil Plans	Civil Plans.pdf
2.	22-0092 - Final Resolution	22-0092 - Final Resolution.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved
Guy Andrews	Final Approval

SECTION 01 50 01 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. OBTAIN PERMITS AND FURNISH LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS NECESSARY TO PROVIDE EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION INCLUDING FURNISHING, INSTALLING, AND MAINTAINING EROSION AND SEDIMENT CONTROL STRUCTURES AND PROCEDURES AND THE PROPER REMOVAL WHEN NO LONGER REQUIRED.

B. THIS SECTION ADDRESSES TPDES CONSTRUCTION GENERAL PERMIT AND CITY OF SAN ANGELO EROSION CONTROL PROVISIONS.

1.2 SUBMITTALS

A. SUBMITTALS SHALL BE IN ACCORDANCE WITH PROJECT REQUIREMENTS AND SHALL INCLUDE COPIES OF SUBMITTED FORMS AND COPIES OF INSPECTION REPORTS AS THE PROJECT PROGRESSES.

1.3 TPDES PERMIT

A. PERMIT PROVISIONS:

1. IN ACCORDANCE WITH THE TPDES CONSTRUCTION GENERAL PERMIT (TXR 150000) FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED BY THE ENGINEER FOR THIS PROJECT.
2. CONTRACTOR SHALL BE THE OPERATOR OF THE SWPPP AND WILL INSTALL AND MAINTAIN THE PHYSICAL MEASURES DETAILED IN THE PLAN, AND SHALL PROVIDE ADMINISTRATIVE OVERSIGHT OF THE PLAN.
3. THEREFORE, CONTRACTOR SHALL:
   a. SUBMIT A NOTICE OF INTENT (NOI) TO TCEQ WITH A COPY TO OWNER. NOI APPLICATION TO BE PREPARED BY ENGINEER.
   b. SIGN AND POST ON-SITE THE COMPLETED NOI, AND PROVIDE COPY TO THE OPERATOR OF ANY SEPARATE MUNICIPAL STORM SEWER SYSTEM PER PERMIT REQUIREMENTS.
   c. INSTALL THE BEST MANAGEMENT PRACTICES (BMPS) NOTED ON SWPPP SITE PLAN.
   d. MAINTAIN THE BMPS DURING THE CONSTRUCTION.
   e. PERIODICALLY INSPECT THE BMPS, MONITOR THE PLAN, AND FILE REPORTS AND OTHER ITEMS REQUIRED BY THE TPDES CONSTRUCTION GENERAL PERMIT. CONTRACTOR SHALL MAINTAIN A MASTER COPY OF THE SWPPP PLAN AT THE JOB-SITE AND INSERT COPIES OF REQUIRED PERIODIC INSPECTION REPORTS INTO THE MASTER COPY OF THE SWPPP.
   f. MAKE REVISIONS TO THE BMPS IF NEEDED AS CONSTRUCTION PROGRESSES, OR MAKE REVISIONS IN THE EVENT THAT THE BMPS SHOWN DO NOT ADEQUATELY LIMIT SEDIMENTS LEAVING THE SITE.
   g. SUBMIT A NOTICE OF TERMINATION (NOT) TO TCEQ WITH A COPY TO OWNER. NOT APPLICATION TO BE PREPARED BY ENGINEER.
   h. REMOVE BMPS FROM THE PROJECT SITE.
4. THE REQUIREMENTS OF THE GENERAL PERMIT SHALL SUPERSEDE THE ABOVE ITEMS IN THE EVENT OF A CONFLICT.

1.4 CITY OF SAN ANGELO EROSION CONTROL

A. TEMPORARY DRAINAGE PROVISIONS:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN, THE BEST MANAGEMENT PRACTICES (BMPS) NOTED ON PLAN SHEET “EROSION CONTROL PLAN.”
2. CONTRACTOR SHALL PROVIDE FOR THE DRAINAGE OF STORM WATER AND SUCH WATER AS MAY BE APPLIED OR DISCHARGED ON THE SITE IN PERFORMANCE OF THE WORK. DRAINAGE FACILITIES SHALL BE ADEQUATE TO PREVENT DAMAGE TO THE WORK, THE SITE, AND ADJACENT PROPERTY.
3. EXISTING DRAINAGE CHANNELS AND CONDUITS SHALL BE CLEANED, ENLARGED, OR SUPPLEMENTED AS NECESSARY TO CARRY ALL INCREASED RUNOFF ATTRIBUTABLE TO CONTRACTOR'S OPERATIONS. DIKES SHALL BE CONSTRUCTED AS NECESSARY TO DIVERT INCREASED RUNOFF FROM ENTERING ADJACENT PROPERTY (EXCEPT IN NATURAL CHANNELS), TO PROTECT OWNER'S FACILITIES AND THE WORK, AND TO DIRECT WATER TO DRAINAGE CHANNELS OR CONDUITS. PONDING SHALL BE PROVIDED AS NECESSARY TO PREVENT DOWNSTREAM FLOODING.

B. DUST CONTROL:

1. DUST CONTROL SHALL MEAN THAT NO CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHOUT APPLYING SUCH REASONABLE MEASURES AS MAY BE REQUIRED TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE SO IT REMAINS VISIBLE BEYOND THE LIMITS OF CONSTRUCTION. REASONABLE MEASURES MAY INCLUDE THE APPLICATION OF WATER OR CHEMICAL DUST SUPPRESSANTS, PAVING, FREQUENT ROAD CLEANING, AND PLANTING VEGETATIVE GROUND COVER. UTILIZE METHODS AND PRACTICES OF CONSTRUCTION TO ELIMINATE BLOWING DUST IN FULL OBSERVANCE OF STATE AND FEDERAL REGULATIONS. IF DUST COMPLAINTS ARE RECEIVED BY THE LOCAL MUNICIPALITY OR OWNER, REASONABLE CONTROL MEASURES SHALL BE APPLIED BY CONTRACTOR.

1.5 JOB CONDITIONS; CODES AND ORDINANCES

A. COMPLY WITH THE LOCAL CODES AND ORDINANCES. IF LOCAL CODES AND ORDINANCES REQUIRE MORE STRINGENT OR ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE SUCH MEASURES.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 31 10 00 - SITE CLEARING

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. REMOVING EXISTING VEGETATION.
2. CLEARING AND GRUBBING.
3. STRIPPING AND STOCKPILING TOPSOIL.
4. REMOVING ABOVE- AND BELOW-GRADE SITE IMPROVEMENTS.

1.2 DEFINITIONS

A. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

B. SURFACE SOIL: SOIL THAT IS PRESENT AT THE TOP LAYER OF THE EXISTING SOIL PROFILE AT THE PROJECT SITE. IN UNDISTURBED AREAS, THE SURFACE SOIL IS TYPICALLY TOPSOIL; BUT IN DISTURBED AREAS SUCH AS URBAN ENVIRONMENTS, THE SURFACE SOIL CAN BE SUBSOIL.

C. TOPSOIL: TOP LAYER OF THE SOIL PROFILE CONSISTING OF EXISTING NATIVE SURFACE TOPSOIL OR EXISTING IN_PLACE SURFACE SOIL AND IS THE ZONE WHERE PLANT ROOTS GROW. ITS APPEARANCE IS GENERALLY FRIABLE, PERVIOUS, AND BLACK OR A DARKER SHADE OF BROWN, GRAY, OR RED THAN UNDERLYING SUBSOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; AND FREE OF SUBSOIL AND WEEDS, ROOTS, TOXIC MATERIALS, OR OTHER NON-SOIL MATERIALS.

1.3 MATERIAL OWNERSHIP

A. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

1.4 QUALITY ASSURANCE

A. PREINSTALLATION CONFERENCE NOT USED.

1.5 PROJECT CONDITIONS

A. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.

5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
6. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.

B. IMPROVEMENTS ON ADJOINING PROPERTY: NO WORK IS ANTICIPATED ON ADJACENT PROPERTY.

C. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE(S) FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.

D. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.

PART 2 - PRODUCTS

2.1 MATERIALS

A. SATISFACTORY SOIL MATERIAL: REQUIREMENTS FOR SATISFACTORY SOIL MATERIAL ARE SPECIFIED IN SECTION 31 20 00 "EARTH MOVING."

1. OBTAIN APPROVED BORROW SOIL MATERIAL OFF-SITE WHEN SATISFACTORY SOIL MATERIAL IS NOT AVAILABLE ON-SITE.

PART 3 - EXECUTION

3.1 PREPARATION

A. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

B. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

1. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
2.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. PROVIDE TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO EROSION- AND SEDIMENTATION-CONTROL DRAWINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

B. INSPECT, MAINTAIN, AND REPAIR EROSION- AND SEDIMENTATION-CONTROL MEASURES DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

C. REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

3.3 TREE AND PLANT PROTECTION

A. REPAIR OR REPLACE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR BE RELOCATED THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ENGINEER.

3.4 EXISTING UTILITIES

A. LOCATE AND IDENTIFY EXISTING UTILITIES PRIOR TO COMMENCING CLEARING ACTIVITIES.

B. LOCATE AND IDENTIFY UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE.

C. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED:

1. NOTIFY ENGINEER NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

3.5 CLEARING AND GRUBBING

A. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.

1. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
2. GRIND DOWN STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF 18 INCHES BELOW EXPOSED SUBGRADE.
3. BACKFILL VOIDS USING NATIVE SOIL MATERIAL TO A MINIMUM OF 85 PERCENT ASTM D 1557.

3.6 TOPSOIL STRIPPING

A. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.

B. STRIP TOPSOIL TO A DEPTH AND IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

1. REMOVE SUBSOIL AND NON-SOIL MATERIALS FROM TOPSOIL, INCLUDING CLAY LUMPS, GRAVEL, AND OTHER OBJECTS MORE THAN 2 INCHES IN DIAMETER; TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
2. STOCKPILE SUFFICIENT QUANTITIES OF ON-SITE TOPSOIL TO LATER SPREAD A MINIMUM 6-INCH THICKNESS OF TOPSOIL ON LANDSCAPED (NON-PAVED) AREAS OF THE PROJECT.

3.7 GRADING

A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. SLOPE GRADES TO DIRECT WATER TO PREVENT PONDING.

3.8 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

END OF SECTION

Parkhill

Kellie D. Ward
PARKHILL SMITH & COOPER INC. F-560
STATE OF TEXAS
KELLIE D. WARD
135784
LICENSED
PROFESSIONAL ENGINEER

10/01/2021

Parkhill.com

Site Clearing and SW3P

CLIENT
San Angelo
Development Corporation

PROJECT NO.
8060.20

#	DATE	DESCRIPTION
-	10/01/2021	Issue for Construction

Project Specifications

C-100

FILE NAME: A:\2021\8060.21\03_DSGN\01_DWG\050_CIVIL\00_SHEETSIC-100-8060.dwg LAYOUT NAME: 1 PRINTED: Monday, October 04, 2021 - 7:30am USER: KWard

A1 Location Map
SCALE: 1" = 200'

LEGEND

PROPERTY LINE

CLEARING AREA

Parkhill

Kellie D. Ward
PARKHILL SMITH & COOPER INC. F-595
STATE OF TEXAS
KELLIE D. WARD
135784
LICENSED PROFESSIONAL ENGINEER
10/01/2021

Parkhill.com

Site Clearing and SW3P

0 200' 400'

CLIENT
San Angelo Development Corporation

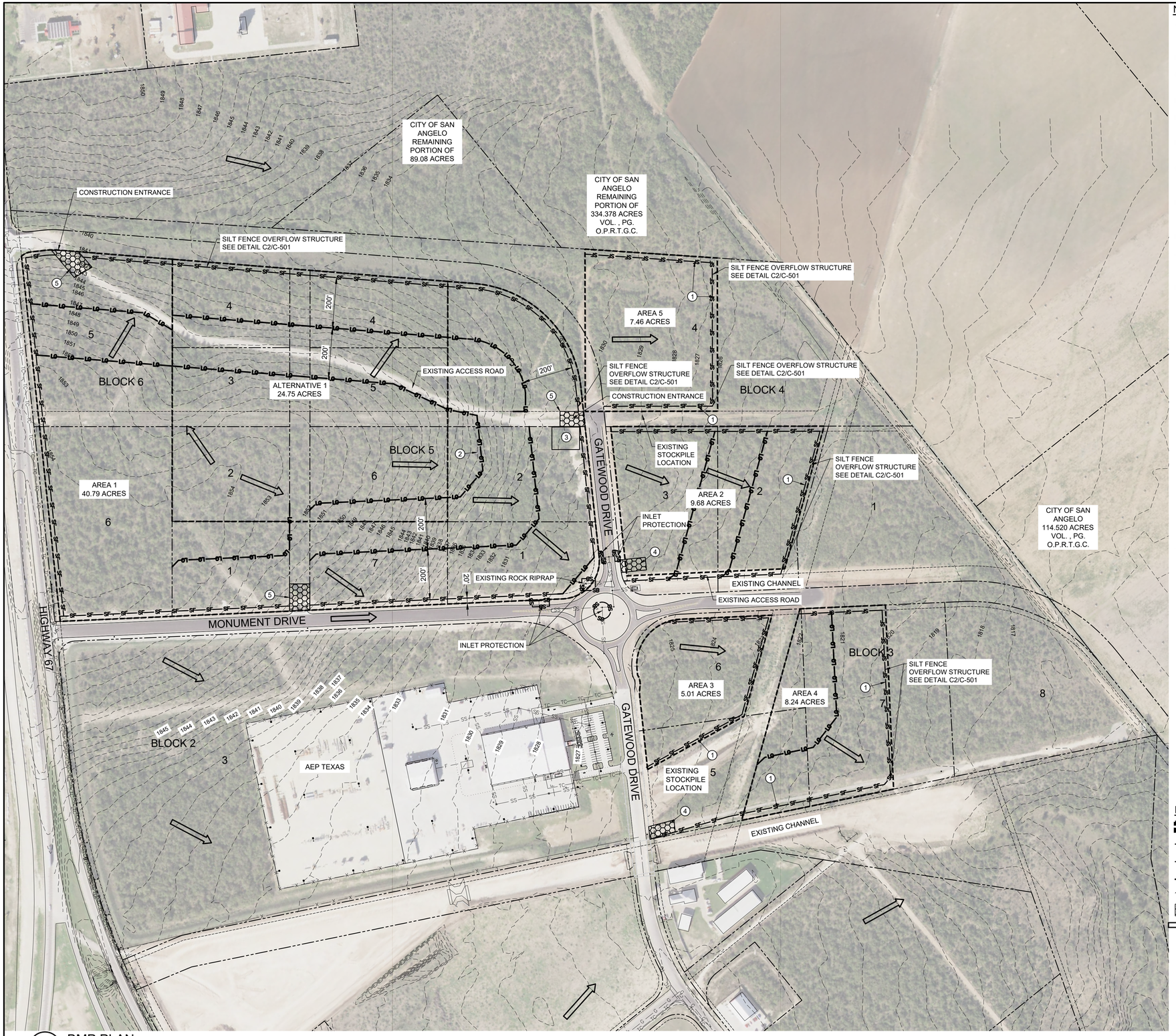
PROJECT NO.
8060.20

#	DATE	DESCRIPTION
-	10/01/2021	Issue for Construction

Project Location Map

C-101

FILE NAME: A:\2021\8060.21\03_DSGN\01_DWG\050_CIVIL\00_SHEETS\C-101-8060.dwg LAYOUT NAME: C-101 PRINTED: Monday, October 04, 2021 - 7:31am USER: KWard



A1 BMP PLAN

SCALE: 1" = 200'

NOTE

A. THIS MAP IS PART OF A TPDES STORMWATER POLLUTION PREVENTION PLAN. REFER TO THE TEXT PORTION OF THE PLAN FOR ADDITIONAL INFORMATION, REQUIREMENTS AND PROCEDURES.

B. REFER TO SHEETS C-501 AND C-502 FOR DETAILS

C. VEHICLE WASHDOWN AREA MAY BE RELOCATED OR DUPLICATED AS NECESSARY. PORTABLE WASHDOWN IS ALLOWED.

D. SUBMIT ALTERNATE BMP'S FOR APPROVAL PRIOR TO INSTALLATION.

E. STABILIZE BORROWED STOCKPILES AND STAGING AREAS AT THE COMPLETION OF THE PROJECT

F. PRIOR TO ANY SOIL GRADING ACTIVITIES, CONTRACTOR TO CALL CITY OF SAN ANGELO FOR INSPECTION.

G. CONTRACTOR TO VERIFY WITH OWNER TREES IDENTIFIED TO BE PROTECTED PRIOR TO COMMENCING OF ANY REMOVAL, CLEARING OR GRUBBING ACTIVITIES

H. BURNING OF NON-HAZARDOUS DEBRIS AND VEGETATION MATERIALS IS PERMITTED, UNLESS A BURN BAN IS IN EFFECT. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OWNER.

I. BACKFILL VOIDS TO 85% DENSITY WITH NATIVE MATERIAL.

J. CONTRACTOR TO DRILL SEED AND WATER DISTURBED AREAS AS NECESSARY TO ACHIEVE 70% VEGETATION/GROWTH OF NATIVE GRASSES AND PLANTS, APPROPRIATE WITH CURRENT CLIMATE SEASON.

K. DURING OPERATIONS, UPDATE SW3P NOTEBOOK ANYTIME CONTROL OR OTHER CHANGES ARE MADE.

KEY NOTES

1. CONTRACTOR TO MAINTAIN 20' WIDE VEGETATION BUFFER ALONG EDGE CONDITION
2. EXISTING WINDMILL AND OTHER REMNANTS TO BE REMOVED FROM PROPERTY. WELL AND APPURTANCES TO REMAIN IN PLACE UNTIL PERMIT IS OBTAINED.
3. EQUIPMENT WASHDOWN AREA - SEE NOTE C THIS SHEET
4. CONSTRUCTION ENTRANCE WITH CURB PROTECTION
5. CONSTRUCTION ENTRANCE

FINAL SITE STABILIZATION: IN ACCORDANCE WITH PARTS III.G.1 AND III.G.2 OF THE CONSTRUCTION STORMWATER GENERAL PERMIT, STABILIZATION OF ALL DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY (i.e. AS SOON AS PRACTICABLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY) WHENEVER ANY EARTHWORK ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE.

LEGEND

- AREA AFFECTED BY PROJECT
- SF — SILT FENCE - SEE DETAIL C2/C-501
- SB — INLET PROTECTION - SEE DETAIL C4/C-501
- LG — EROSION CONTROL LOG - SEE DETAIL A1/C-502
- EXISTING CONTOURS (1' INTERVAL)
- STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL A2/C-501
- FLOW DIRECTION

Parkhill

Kellie D. Ward
PARKHILL SMITH & COOPER INC. F-560
STATE OF TEXAS
KELLIE D. WARD
135784
LICENSED PROFESSIONAL ENGINEER
10/01/2021

Parkhill.com

Site Clearing and SW3P

0 200' 400'

CLIENT
San Angelo Development Corporation

PROJECT NO.
8060.20

#	DATE	DESCRIPTION
-	10/01/2021	Issue for Construction

Erosion Control Plan

C-102

FILE NAME: A:\2021\8060.21\03_DSGN\01_DWG\050_CIVIL\00_SHEETS\C-102-8060.dwg LAYOUT NAME: C-102 PRINTED: Monday, October 04, 2021 - 7:45am USER: KWard

A RESOLUTION OF THE CITY OF SAN ANGELO ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING A PROJECT UNDER CHAPTERS 501 AND 505 OF THE TEXAS LOCAL GOVERNMENT CODE TO UTILIZE SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED $188,000 TO FUND SITE IMPROVEMENTS TO SAN ANGELO BUSINESS AND INDUSTRIAL PARK PHASE 2 AND APPROVING THE SELECTION OF MWC INTERESTS, INC. TO PERFORM BRUSH CLEARING SERVICES, SUBJECT TO CITY COUNCIL APPROVAL; AND AUTHORIZING THE BOARD PRESIDENT TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS

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

WHEREAS, COSADC is the owner and operator of the San Angelo Business and Industrial Park, the development of which is necessary to promote or develop new or expanded business enterprises that create or retain primary jobs; and

WHEREAS, COSADC wishes to provide cleared lots to enhance potential salability of the San Angelo Business and Industrial Park Phase 2 property; and

WHEREAS, COSADC has requested and received qualified proposals to perform said brush clearing services from a total of 5 contractors; and

WHEREAS, a selection committee made up of 3 COSADC staff members has reviewed all the proposals and recommends the selection of MWC Interests, Inc., the total proposed cost being $178,408.08 plus a 5% contingency; and

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

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

The City of San Angelo Development Corporation offers this Resolution in support of City Council approval of a Project funding site improvements to the San Angelo Business and Industrial Park Phase 2; finding that the foregoing recitals are true and correct and incorporating them by reference as if set forth in their entirety herein; authorizing the expenditure of sales and use tax funds not to exceed $188,000 including 5% contingency to MWC Enterprises, Inc. to provide said brush clearing services and authorizing the Board President to negotiate and execute all necessary documents.

ADOPTED on this the 26th day of January, 2022.

CITY OF SAN ANGELO
DEVELOPMENT CORPORATION

_____
Max Puello, President

ATTEST:

_____
Nora Nevarez, Corporation Secretary

APPROVED AS TO FORM

_____
Brandon Dyson, Deputy City Attorney

APPROVED AS TO CONTENT

_____
Guy Andrews, Director of
Economic Development

Report to Board

CITY OF SAN ANGELO TEXAS
Development Corporation

Requestor: Nolan Sosa, Economic Development, COSADC, 325-657-4219

Meeting Date: January 26, 2022

Item type: Regular Item

Caption:

Consider a resolution authorizing the expenditure of sales and use tax funds in an amount not to exceed $32,500 to provide an economic development incentive to 4540 Construction, LLC as authorized under Chapters 501 and 505 of the Texas Local Government Code for Type B Corporations with authorization for the Board President or their designee to negotiate and execute all necessary documents (Presentation made by Nolan Sosa, Economic Development Administrator)

Summary/History:

4540 Construction, LLC ("Company") currently provides metal fabrication and construction services. The Company seeks to expand their product offerings by fabricating culinary equipment (e.g., smokers, barrel cookers, etc.) for wholesale distribution. They are located at 4500 Adobe Dr., San Angelo, Texas and plan on expanding their operations with a minimum capital investment of $120,000. They anticipate adding up to 8 full-time equivalent employees at an average salary of $35,000. Additionally, they're considering an expenditure of at least $250,000 to purchase or construct real property within the City limits to expand their operations.

Financial Impact:

Amount	Incentive Type	Description
$12,000	Capital Investment Incentive	10% of $120,000 Equipment Purchase
$8,000	Job Creation Incentive	$1,000 per FTE Created - up to 8 FTEs
$12,500	Supplement: Capital Investment Incentive	Capital Investment Supplement should Company acquire or construct real property within the City limits in an amount of $250,000 or greater during the term of the Agreement.
$32,500	***Total Incentives***	

The recommended maximum incentive amount for this Project will draw from Future Projects.

Other Information/Recommendation:

Staff recommends adoption of a resolution, in a form substantially similar to the attached draft, authorizing the expenditure of sales and use tax funds in an amount not to exceed $32,500 to provide an economic development incentive to 4540 Construction, LLC with authorization for the Board President or their designee to negotiate and execute all necessary documents in coordination with the City Attorney's Office.

Attachments:

1. 4540 Construction - Draft Resolution — 4540 Construction - Draft Resolution.pdf

Presentation:

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Tina Dierschke	Approved
Brandon Dyson	Approved
Guy Andrews	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED $32,500, TO PROVIDE AN ECONOMIC DEVELOPMENT INCENTIVE TO 4540 CONSTRUCTION, LLC, FOR A PROJECT RELATED TO BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS, AS AUTHORIZED FOR A TYPE B CORPORATION UNDER LOCAL GOVERNMENT CODE CHAPTER 505 SUBCHAPTER D.

WHEREAS, the voters of the City of San Angelo on November 2, 2010, approved the use of sales and use tax proceeds for the continued economic development projects authorized under Section 4B of the Act, including but not limited to, the development, promotion, creation, retention, or expansion of business enterprises that create or retain primary jobs, including suitable infrastructure, and,

WHEREAS, 4540 Construction, LLC (hereinafter 4540 Construction) intends to retain existing full time primary jobs and anticipates creating up to eight (8) new Full Time Equivalent Primary Jobs (FTE's); and,

WHEREAS, 4540 Construction would like to invest a minimum of $120,000, in the purchase of equipment to expand their business offerings in San Angelo, Texas; and,

WHEREAS, 4540 Construction requests the option to invest a minimum of $250,000, in the purchase of real property within the City limits to expand their presence in San Angelo, Texas; and,

WHEREAS, 4540 Construction has applied with COSADC under the Business Retention and Expansion Program (BREP) for incentivization of its business expansion plans and the Board has determined that the Project will promote or develop an expanded business enterprise that creates or retains primary jobs; and,

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

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

The City of San Angelo Development Corporation offers this Resolution authorizing the use of sales and use tax funds as an economic development incentive to 4540 CONSTRUCTION, LLC, in an amount not to exceed $32,500; authorizing the Director of Economic Development to prepare an economic development performance agreement with 4540 CONSTRUCTION, LLC, in compliance with the Development Corporation Act and as approved by the City Attorney's Office; authorizing the COSADC Board President to execute said agreement and related documents; and recommending to City Council ratification of the incentive and approval of the economic development performance agreement.

***** SIGNATURES ON THE FOLLOWING PAGE *****

DRAFT

CITY OF SAN ANGELO DEVELOPMENT CORPORATION

ATTEST: By: _____
Max Puello, Board President

_____
Nora Nevarez, Corporate Secretary

RATIFIED by City Council this day of , 2022.

_____
Brenda Gunter, Mayor

ATTEST:

_____
Julia Antilley, City Clerk

APPROVED FOR CONTENT

_____
Guy D. Andrews, Economic Development Director

APPROVED AS TO FORM - COSADC

_____
Brandon Dyson, Deputy City Attorney

DRAFT

Report to Board

CITY OF SAN ANGELO TEXAS Development Corporation

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

Meeting Date: January 26, 2022

Item type: Regular Item

Caption:

Consider approving the expenditure of up to $8,000 to Centurion Planning & Design for professional engineering and planning services to prepare a replat of a portion of Block 2, Lot 1, San Angelo Gateway Addition Section 1 and authorizing the Board President or their designee to negotiate and execute all necessary documents (Presentation made by Robert Schneeman, Economic Development Project Manager)

Summary/History:

As an element of the Industrial Park Infrastructure Improvements Phase 2.1 project, a detention pond was created at the upstream end of the main drainage channel dividing Phases 1 & 2. Due to the size of the offsite drainage area contributing runoff to that pond, it is designated a "Regional" Detention Pond. As such, it will be dedicated to the City of San Angelo for drainage purposes. In order to create a clean dedication, staff is recommending the property be replatted as a drainage easement.

Centurion Planning & Design has submitted a proposal of $7,485.00 to perform these services. The additional budget is requested to cover recordation of the plat and attendance by Centurion at one Planning Commission meeting if required.

Financial Impact:

Budget Amendment required; $8,000 from Acct No. 700-0705-411.03-60 Professional & Technical Contract Services to a new account number

Other Information/Recommendation:

Staff recommends approving the expenditure of up to $8,000 to Centurion Planning & Design for professional engineering and planning services to prepare a replat of a portion of Block 2, Lot 1, San Angelo Gateway Addition Section 1 and authorizing the Board President or their designee to negotiate and execute all necessary documents.

Attachments:

1. POnd Exhibit — POnd Exhibit.pdf

Presentation:

Robert Schneeman

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Brandon Dyson	Approved
Tina Dierschke	Approved

Guy Andrews	Final Approval

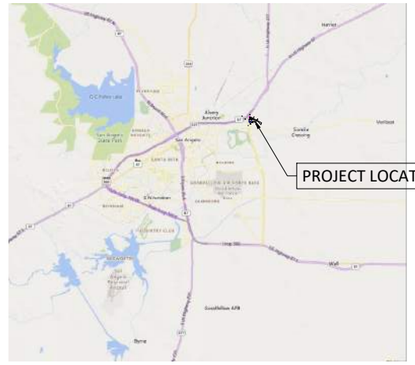
LEGEND

- NEEDED SURVEY AREA
- EXISTING PLATTED PROPERTY LINES
- PROPOSED PROPERTY LINES

1' 0 1' 2'

GRAPHIC SCALE IN FEET

VICINITY MAP



HWY 67

AEP FACILITY

NEW DETENTION POND EASEMENT AREA

EXISTING DRAINAGE EASEMENT (COSA)

GATEWAY DR

PRINCIPAL LED

EXISTING COSA BUSINESS PARK PROPERTY

VENTURE DR

WARREN CAT

SURVEY NOTES:

1. NEED TO HAVE DETENTION POND AREA REPLATTED AS ITS OWN DRAINAGE EASEMENT.
2. NEEDS TO BE SEPARATED FROM THE EXISTING COSADC PROPERTY TO THE SOUTH.
3. DOES NOT NEED TO BE COMBINED WITH EXISTING DRAINAGE EASEMENT.
4. SHOULD USE THE NORTH SIDE OF PRINCIPAL LED PROPERTY AS THE SOUTHERN BOUNDARY OF THE POND PROPERTY.
5. PROVIDE ALL WORK REQUIRED TO GENERATE NEW PLAT SHOWING THE NEW PROPERTY AS DESCRIBED ABOVE.

centurion PLANNING AND DESIGN

LATEST REVISION: 9/16/2021

JOB NUMBER: COSA2104D

Detention Pond Replat
City of San Angelo Business and Industrial Park

Survey Exhibit