City Council Agenda
2/15/2022

Notice is hereby given of a regular meeting of the City Council of City of San Angelo to be held February 15, 2022 at 8:30 AM at the McNease Convention Center – South Meeting Room, 501 Rio Concho Drive, San Angelo, Texas, for the purpose of considering the following agenda items.

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

Issues or concerns not on the Regular Agenda may be raised by the public at this time. Citizens should speak from the podium, address all comments to the dais, begin by stating their name and address or Single Member District number, and limit their remarks to less than three minutes.

5. **Old Business Consent Agenda**

   a. Consider awarding a sole source purchase to Airfield Guidancesign Manufacturers, Inc. in the amount of $55,056.40, budgeted for purchase in fiscal year 2022, and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

   b. Consider ratifying a resolution by the COSADC Board 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, and authorizing the COSADC Board President to negotiate and execute all necessary documents (Bob Schneeman)

   c. Consider ratifying the COSADC Board's approval of 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 (Bob Schneeman)

   d. Consider ratifying the COSADC Board's approval of 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 (Nolan Sosa)

   e. Consider approving Tax Increment Reinvestment Zone incentive funding for three private projects in the South TIRZ area for the properties located at 17 W. Beauregard, 641 S. Chadbourne, and 643 S. Chadbourne, totaling $111,357 and authorizing the City Manager to negotiate and execute all necessary documents (Jon James)

6. **Special Agenda**

a. Administration of Oath of Office for Single Member District 5 and presentation of Certificate of Election (Presentation made by Mayor Brenda Gunter)

b. Introduction of Special Guests

Note: A reception will immediately follow the Special Agenda in Suite B on the 2nd Floor. The Regular Agenda with the newly seated Council Member will begin in approximately 30 minutes.

7. Regular Agenda

Comments regarding items on the Regular Agenda may be made by the public when each item is discussed as outlined above. Applicants, proponents, and appellants are exempt from the time limit above and instead must limit their remarks to less than five minutes.

a. Consider awarding the following contractors based upon scoring criteria as set forth in the Competitive Sealed Proposal procurement method and authorize the City Manager to negotiate scope and contract pricing to be brought back for future City Council consideration:
1. RFP WU-05-22 Hickory New Production Wells to Hydro Resources - Mid Continent, Inc.
2. RFP WU-06-22 Hickory Treatment Plant and Well Field Improvements to PLW Waterworks, LLC (Presentation made by Water Utilities Director Allison Strube)

b. Consider awarding RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc in the amount of $32,661,071.98 including $1,500,000 in contingencies, utilizing $4,824,660 of fund balance from the Water Reclamation Capital Fund and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Executive Director of Public Works Shane Kelton)

c. Consider approving an agreement with Rust Street Ministries for the construction, use, and maintenance of a small parking area on the southeast corner of the Fort Concho property and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fort Concho Senior Manager Bob Bluthardt)

d. Consider a resolution allowing the adjacent property owner to remove a tree in the public right-of-way adjacent to 337 W. Twohig Ave. per Section 7.02.035 of the City Code of Ordinances (Presentation made by Planning & Development Services Director Jon James)

e. First reading and public hearing on an ordinance for Z22-03 to rezone a property from the Two-Family Residential zoning district to the Neighborhood Commercial zoning district; being 0.23 acres, located at 103 & 107 W. 14th St., on appeal from a denial recommendation by the Planning Commission (Presentation made by Planning & Development Services Director Jon James)

f. Public hearing and first reading on an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 9.278-acre tract of land out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas, located southwest of Sherwood Way and FM 2288 along the southward extension of Apaloosa Trail. (Presentation made by Planning & Development Services Director Jon James)

g. First reading and public hearing of an ordinance for Z22-01, a request to zone a property to the Low Rise Multifamily zoning district in connection with an annexation; being 9.278

acres, located at the southwest extension of Appaloosa Trl., southwest of Sherwood Way and FM 2288 (Presentation made by Planning & Development Services Director Jon James)

h. Consider amending the Master Thoroughfare Plan to realign future arterial and collector streets, located southwest of Sherwood Way and FM 2288, including Twin Mountain Dr., Pinon Ridge Dr., and Appaloosa Trl. (Presentation made by Planning & Development Services Director Jon James)

8. Closed Session

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

a. Section 551.072 - Deliberations about real property regarding 17.583 acres, Lot 9D, Blk. 2, Sec. 9A Red Arroyo Hills Addition

b. Section 551.071 - Consultation with attorney regarding CCN amendment

9. Follow Up and Administrative Issues

a. Consider items discussed in Executive Session, if needed

b. Consider approving various Board nominations:
Civic Events Advisory Board: Norma Brawner (SMD4) to a first term ending December 2023
Construction Board of Adjustments and Appeals: Roger Julien (Mayor) to a third term ending February 2024
COSADC Board: Chris Evatt (Mayor) to a first full term, Derek McIntyre (SMD1) and Joe Spano (SMD2) to a first term all ending February 2024, and Ruben Ceballos (SMD4) to an unexpired term ending February 2023
Design and Historic Review Commission: Laurie Deckers (SMD1) to a first term ending September 2023
Fort Concho Museum Board: Colleen Haddad (SMD3) to a first term ending January 2024, Paul "Monty" Stanley (SMD4) to an unexpired term ending January 2023
Keep San Angelo Beautiful: Shawn Stine (Mayor Pro Tem - Alternate) to an unexpired term ending September 2022
Planning Commission: Sam Gomez (SMD6) to a first term ending January 2024

c. Announcements and consideration of Future Agenda Items

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board at City Hall in the City of San Angelo, Texas, on the 10th day of February 2022, at 11:06 a.m.

Julia Antilley, City Clerk

All agenda items are subject to action. The City Council reserves the right to consider business out of posted order and/or meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

City Council regular meetings are broadcast on SATV Channel 17-Government Access at 10:30 a.m. and 7:00 p.m. every day, beginning the evening of the meeting until the evening of the next meeting.

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeremy Valgardson, Airport Director, Airport, 325-659-6409

Meeting Date: February 15, 2022

Item type: Consent Item

Caption:

Consider awarding a sole source purchase to Airfield Guidancesign Manufacturers, Inc. in the amount of $55,056.40, budgeted for purchase in fiscal year 2022, and authorizing the City Manager to negotiate and execute all related documents (Jeremy Valgardson)

Staff Recommendation:

Approve

Summary/History:

We are due to replace our airfield sign panels that have been worn out through extensive sun exposure, to maintain our FAA Part 139 safety standards. The FAA Advisor Circulars require us to use manufactured parts when replacing an item that was purchased using FAA grant money. AGM is the manufacturer and the sole source distributor. This will give us enough sign panels to replace all of our existing sign panels, plus an extra set of West-facing panels that fade faster.

Funding Source(s):

Financial Impact:

The sign panels are eligible to be purchased under our CRRSA Grant 42.

100% FAA Funding

530-3942-514.04-31
Available balance $150,000

$ 55,056.40 Total

Other Information/Recommendation:

Attachments:

Presentation:

Jeremy Valgardson

Approvals/Reviews:

Jeremy Valgardson	Created/Initiated
Jeremy Valgardson	Approved
Theresa James	Approved
Tina Dierschke	Approved
Julia Antilley	Approved
Jeff Tomlinson	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Consent Item

Caption:

Consider ratifying a resolution by the COSADC Board 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, and authorizing the COSADC Board President to negotiate and execute all necessary documents (Bob Schneeman)

Staff Recommendation:

Approve

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.

The COSADC Board unanimously approved this resolution at its meeting on January 26, 2022.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Economic Development	700-0700-800.07-50		$188,000

Financial Impact:

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 ratifying a resolution by the COSADC Board 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, approving the selection of MWC Interests, Inc. to perform brush clearing services, and authorizing the COSADC 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:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	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

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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

A1 Location Map
SCALE: 1" = 200'

LEGEND

PROPERTY LINE

CLEARING AREA

Parkhill

Kellie D. Ward
PARKHILL, SMITH & COOPER, INC. T.B.P.E. F-580
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

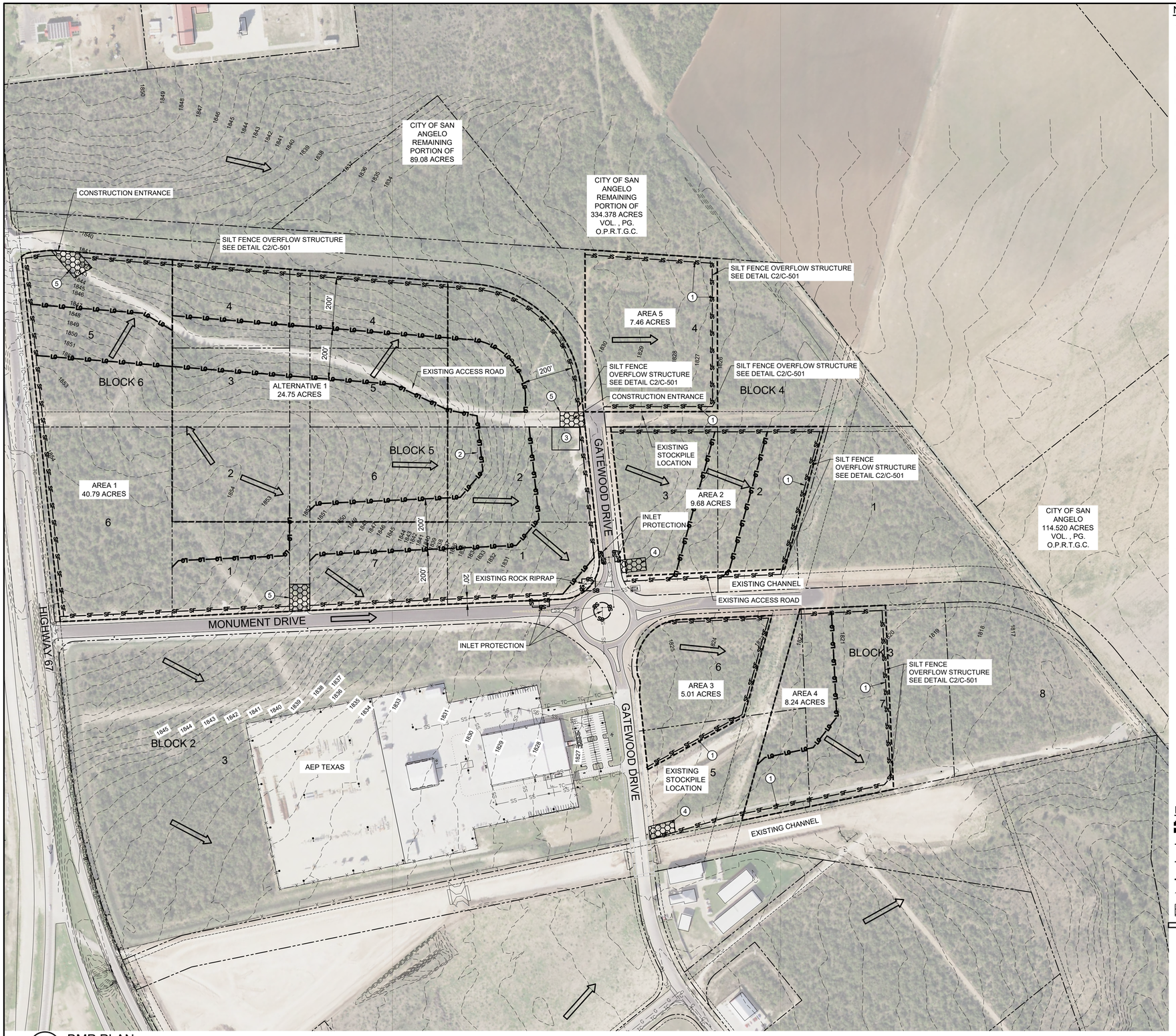
PROJECT NO.
8060.20

#	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
- LO — 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 MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Consent Item

Caption:

Consider ratifying the COSADC Board's approval of 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 (Bob Schneeman)

Staff Recommendation:

Approve

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. The COSADC Board unanimously approved this item at its meeting on January 26, 2022.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Economic Development	700-0705-411.03-60		$8,000

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 ratifying COSADC Board approval of 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.

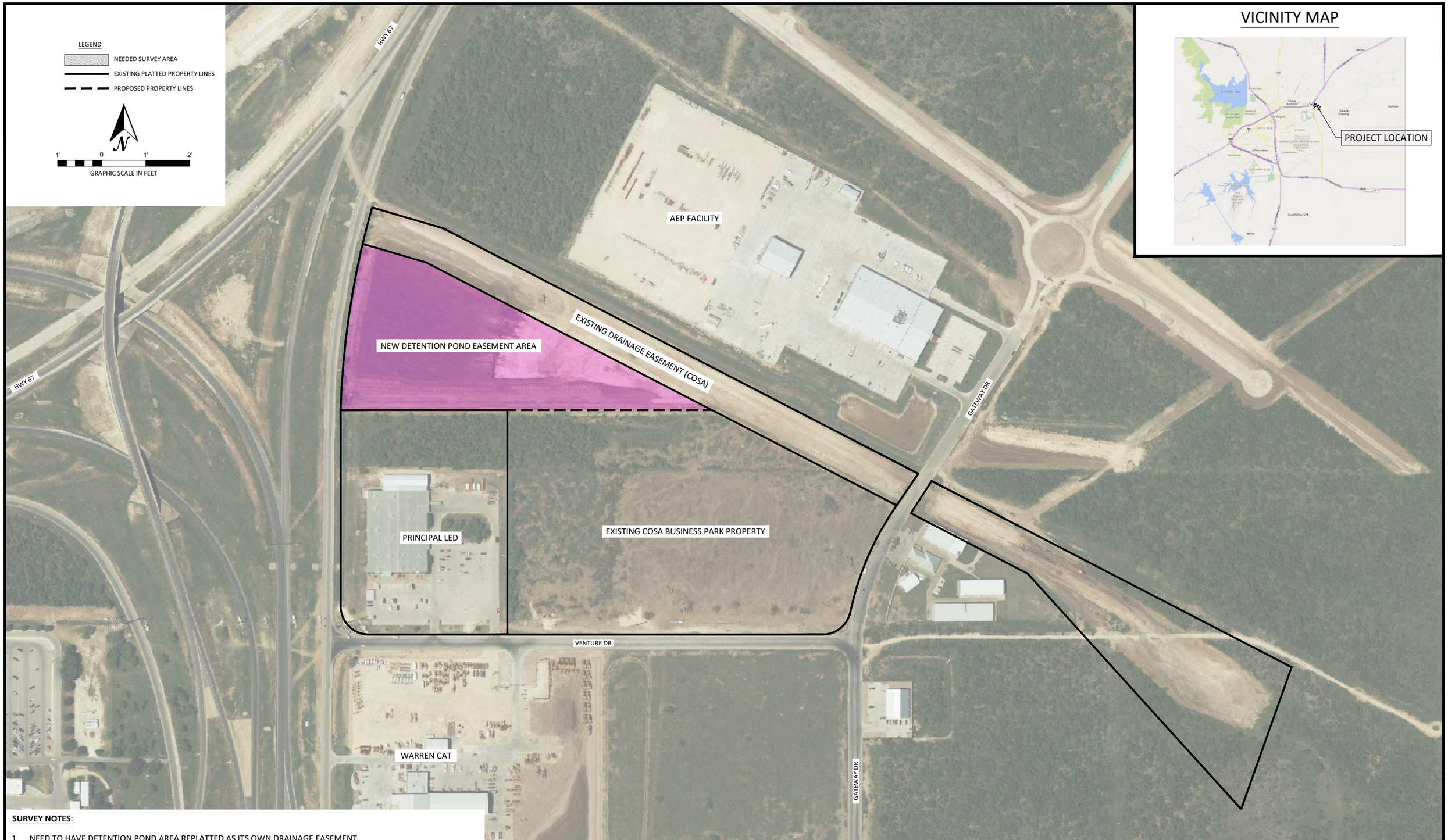
Attachments:

1. Pond Exhibit POnd Exhibit.pdf

Presentation:

Approvals/Reviews:

Robert Schneeman	Created/Initiated
Guy Andrews	Approved
Theresa James	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval



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

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Consent Item

Caption:

Consider ratifying the COSADC Board's approval of 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 (Nolan Sosa)

Staff Recommendation:

Approve

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.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Economic Development (700)	700-0700-411.03-20	Project Number To Be Assigned	$32,500

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:

This item was approved at the COSA Development Corporation meeting on January 26, 2022. Thus, Staff recommends ratifying the COSADC Board's approval of an expenditure of sales and use tax funds in an amount not to exceed $32,500 to provide an economic development incentive to 4540 Construction and authorizing the Board President or their designee to negotiate and execute all necessary documents.

Attachments:

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

Presentation:

Approvals/Reviews:

Nora Nevarez	Created/Initiated
Guy Andrews	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY OF SAN ANGELO DEVELOPMENT CORPORATION BOARD OF DIRECTORS AUTHORIZING THE USE OF SALES AND USE TAX FUNDS IN AN AMOUNT NOT TO EXCEED $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 MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Consent Item

Caption:

Consider approving Tax Increment Reinvestment Zone incentive funding for three private projects in the South TIRZ area for the properties located at 17 W. Beauregard, 641 S. Chadbourne, and 643 S. Chadbourne, totaling $111,357 and authorizing the City Manager to negotiate and execute all necessary documents (Jon James)

Staff Recommendation:

Approve

Summary/History:

At the monthly TIRZ Board meeting conducted January 25, 2022, the TIRZ Board approved funding three TIRZ South projects from the South TIRZ fund for a total of $111,357. The details of the projects include:

17 W. Beauregard (Froyo and Sweets Downtown): The applicant requested $74,574. The project includes façade improvements (replacing windows and doors, awning installation), installation of new signage, landscaping, and sidewalk improvements. Due to the high volume of applications in the South TIRZ and the availability of funding, the TIRZ Board recommends funding the project at 75% of the amount requested in the amount of $55,931.

641 S. Chadbourne (Monday Shorts, LLC): The applicant requested $35,750. The project includes façade improvements (replacing doors and windows, stucco, framing) and outside screening installation (fencing). Due to the high volume of applications in the South TIRZ and the availability of funding, the TIRZ Board recommends funding the project at 75% of the amount requested in the amount of $26,813.

643 S. Chadbourne (Baja Properties, LLC): The applicant requested $38,150. The project includes façade improvements (replacing doors and windows, stucco, framing) and outside screening installation (fencing). Due to the high volume of applications in the South TIRZ and the availability of funding, the TIRZ Board recommends funding the project at 75% of the amount requested in the amount of $28,613.

There are a number of other projects that have applied for TIRZ funding but were tabled by the Board for further discussion at their next meeting. However, they were confident in their recommendation for funding these projects and requested that they be moved forward to City Council so as not to delay these projects.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:

TIRZ - South	106-2910-411.03-20	$111,357

Financial Impact:

These three TIRZ South Projects will be funded by the TIRZ South Fund (106-2910) in the amount of $111,357. Granting these funds will leave an estimated $143,897 available to fund other projects.

Other Information/Recommendation:

The TIRZ Board recommends funding the three TIRZ projects identified herein from TIRZ South funds in the total amount of $111,357. Staff recommends approving the projects and authorizing the City Manager or their designee to negotiate and execute all necessary documents.

Attachments:

1.	17 W Beauregard - Froyo Sweets Downtown (statement)	17 W Beauregard - Froyo Sweets Downtown (statement).pdf
2.	17 W Beauregard Budget	17 W Beauregard Budget.pdf
3.	17 W Beauregard - Froyo Sweets Downtown (graphic)	17 W Beauregard - Froyo Sweets Downtown (graphic).pdf
4.	641 & 643 S Chadbourne (statement)	641 & 643 S Chadbourne (statement).pdf
5.	641 S Chadbourne Budget	641 S Chadbourne Budget.pdf
6.	643 S Chadbourne Budget	643 S Chadbourne Budget.pdf
7.	641 & 643 S Chadbourne (graphic)	641 & 643 S Chadbourne (graphic).pdf

Presentation:

Jon James

Approvals/Reviews:

Nolan Sosa	Created/Initiated
Jon James	Approved
Theresa James	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

FroYo & Sweets Downtown

Narrative/Summary
Project Criteria for Evaluation of Application

The mission of FroYo & Sweets Downtown (FSD) is to provide a fun and unique setting where children and adults of all ages can enjoy a frozen yogurt treat, or help themselves to the self-serve bulk candy selection in an inviting and friendly atmosphere.

Provide Connections between Activities
The building at 17 W. Beauregard has been unused for several years. By renovating the building into retail space, this building will be utilized to its fullest extent. The updated storefront will be inviting and enticing to those looking for a sweet treat. With a whole new facade, passerbyers will want to come in and see what it's all about. This block of Beauregard has several newly renovated buildings with new businesses going in and has some great existing businesses such as: Zero One Ale House, Fuentes and the wonderful library. With the newly revitalized Chadbourne street less than a block away and Concho Ave within walking distance, FSD will add to the appeal of the historic downtown area.

Improve Pedestrian Infrastructure
By replacing the existing sidewalk, FroYo and Sweets Downtown will improve pedestrian infrastructure by providing a safe sidewalk where pedestrians can walk from one business to another and enjoy all that downtown has to offer. FSD will be a great place for pedestrians to enjoy frozen yogurt, a treat, a drink and/or candy to go. FSD is within walking distance to great things such as: restaurants, the library, Paint Brush Alley, Pop-Art Museum, entertainment, retail stores, art galleries, Concho River and two beautiful parks: Heritage Park and the Fireman's Memorial Park.

Provide or reinforce usable and defined space
17 W Beauregard has not been used for several years. This building will be renovated into a beautiful, inviting business. With the open view of the large display windows and the entrance, FSD will be seen while walking or driving by. The new entrance will be unique to San Angelo. With the windows and awning, it will have a very welcoming look and will really stand out.

Strengthen the focus area's identity
FroYo & Sweets Downtown will strengthen and enhance downtown's identity by providing a specialty store that cannot be found anywhere else in San Angelo. FroYo & Sweets Downtown will be the only frozen yogurt and sweets shop (candy store) in San Angelo. This will entice not only residents, but also tourists to come downtown to experience and enjoy a unique and fun treat in the heart of San Angelo.

Support the goals of making the area a cultural, leisure and tourist destination
FroYo and Sweets Downtown will be a place that locals and visitors will want to frequent. With its inviting entrance, the beautiful window display, the window seating

and all of the fun things inside, people will not want to go downtown without visiting this gem. FSD will offer a friendly environment filled with candy, yogurt and all things fun. There will be something for everyone and a fun leisure spot for locals and a great spot for tourists as well.

Enhance public safety
Currently the sidewalk out front is a huge tripping hazard. Roots from the tree, located directly in front of the storefront, have caused the sidewalk to lift in places, causing different sidewalk heights. Taking out the existing sidewalk and replacing the concrete will alleviate that hazard, while making the front of the building more appealing. The sidewalk and newly planted tree will mimic the new Chadbourne Street design and will give Beauregard a more cohesive downtown look.

Promote mixed-use development
FSD will promote mixed-use development by offering frozen yogurt, drinks, sweet treats, as well as retail. There will be something for everyone. It will be one of many other types of development in the downtown area such as a library, parks, the river, other retail, arts, residential lofts, entertainment, commercial office space, food and drinking establishments, and health care.

Utilize architectural styles that complement historic areas already in existence
FroYo & Sweets Downtown will have a newly renovated sidewalk that leads to the black and white tiled entrance. A canvas canopy will be installed above the entrance and new windows will be installed giving the building an updated appearance while highlighting the original aesthetic of historical downtown.

Help to mitigate or eliminate undesirable views or outside storage
Currently this building's front is hidden by an overgrown tree, an old broken down brick planter and cracked sidewalk. As it sits, the building looks outdated and abandoned. FSD will take out the old planter, remove the tree and replace it with a chinese pistache, the same trees that are being planted on Chadbourne Street. The current front of the building has corroded rock siding, a standard glass door, and old windows. The windows will be replaced with new glass and the rock siding with beautiful wood. The front door will be inviting and welcoming to pedestrians and those driving by.

Reduce the visual impact of parking areas
Like most downtown buildings, there are parking spots in front of the building. With the addition of the canvas black and white canopy and newly installed display windows, people will be able to look beyond the parked cars and see the beautiful entrance to the yogurt/candy shop.

Preserve or provide natural landscaping
With the addition of the chinese pistache tree, it will resemble the look of the newly redone Chadbourne Street. This will provide welcome greenery that will be visually appealing to those passing by/entering the store all the while preserving the historic look of Downtown.

Implement environmentally friendly features such as green building materials, rainwater harvest, or low-energy heating and cooling
When planning the upgrades and renovations, environmentally friendly appliances and fixtures will be considered when possible, such as low water usage toilets in bathrooms.

Include an aggressive match statement
(See Worksheet A)

Zone/Impact Statement

Activities/benefits generated by the Project
FroYo & Sweets Downtown (FSD) will bring something new not only to downtown but to San Angelo. FSD will be the only frozen yogurt shop in San Angelo (since the closing of TJ's Frozen Yogurt). By proving candy in bulk and individual candy, this will be something new to San Angelo as well. FSD will be in a building that has been empty for years. With the renovation of this building it will be a great addition to all of the other revitalization efforts made in the downtown area on Beauregard. With the new, bright, airy store front, it will be an enticing way to get locals and visitors to stop by.

Activities/benefits of adjacent properties
Many of the buildings on Beauregard have been renovated or are in the process of being renovated. By renovating the building and offering a retail store, this will add another great business on Beauregard. A retail store will bring traffic to the library and other businesses close by. FSD will be a great place to get a dessert after a meal at one the restaurants close by including Zero One, Fuentes, and the new Urban Salt.

How the project will enhance the District
Downtown San Angelo has such an eclectic variety of businesses and things to do, Frozen Yogurt and Candy will be another great addition. Many old buildings are being transformed into wonderful businesses such as: Urban Salt, Plateau Brewing, Grind Brew & Café and Old Central Firehouse. With its many staples such as: the Stephens Central Library, Myer Drug, Fuentes, Shannon Medical Center, Miss Hatties, Eggemeyers, FiFi's, adding FSD will enhance the already popular downtown and add another place to visit.

WORKSHEET A
Proposed Project Budget

Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant):

Total Estimated Project Cost:

Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
	windows · front door replaced	TIRZ	21,560	21,560
	front window framing	TIRZ	12,589	12,589
	Signage (window decals)	TIRZ	1500-	1,500
	awning	TIRZ	5000-	5,000
	demo front area	TIRZ	5000-	5,000
	repair above front of building	TIRZ	5500-	5,500
	Sidewalk remove/replace	TIRZ	21425-	21,425
	landscape	TIRZ	2000-	2,000
			total	74,574
	electric	Match	21,265	21,265
	plumbing	Match	23,468	23,468
	2 fire rated doors	Match	3,000	3,000
	Counter tops (granite?)	Match	2,500	2,500
	flooring + concrete replace in back room	Match	10,000	10,000
	HVAC	Match	16,000	16,000
			total	76,233
		TOTAL JOB		150,807

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.

_____ _____

Applicant or representative Date

FOR OFFICE USE ONLY:

_____

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST DATE

RANKING INFO: _____ **APPROVED FOR FUNDING? Y N FINAL INCENTIVE AMOUNT:** _____

DATE OF PAYMENT: _____ **CHECK NUMBER:** _____ **CONTRACT EXECUTED:**_____ **Document Effective as of:** _____

H. SCHMIDT 2021
FroYo

Scope of Work to be Performed

641 & 643 S Chadbourne

San Angelo, Texas

Front Façade Improvement.

1. Demo front façade of building
2. Re-frame openings, moving entry doors to middle of structure (away from corners), to improve both aesthetics and conformity to historical elevations of original area. Door entry will be recessed conforming to historic period.
3. Installation of new windows and doors, energy efficient, that will transform street appearance to historic design.
4. Install faux columns to add design appeal.
5. Install pediments above existing roof line, conforming to neighboring roof structure heights, that will transform street appearance to historic design.
6. Apply stucco over exterior finish, with paint color as approved by Historical Review Committee.
7. Install decorative detail on columns, pediments, over doors and windows as illustrated. Detail will be stucco over foam.
8. Install recessed lighting in entry way ceiling.

South Façade Improvement (643 Only).

1. Install pediments above existing roof line, conforming to neighboring roof structure heights, to continue design from front façade while enhancing street appearance.
2. Apply stucco to pediments.

South Rear Fencing.

1. Install 8’ privacy fence along Avenue C and alley, to mitigate visual impact of building rear exterior and adjoining property, to visitors to historic area.

641 & 643 S Chadbourne

Narrative of Design and Construction

Background of Area.

These properties reside in the Historic District of Old Town San Angelo. The City has made the area a center piece of its efforts to preserve and reconstruct improvements, in accordance with the period of construction. These include of course Fort Concho, El Paseo, Santa Fe Depot and warehouse, "Old Town" on Orient Street, and the 618 Building "Senior Center".

Directly across from the 618, are these two properties – the alleys of which are the western boundaries of Old Town. This block, 600, has had very minor improvements to it, and reflect significant neglect to the exteriors. Of the seven buildings on this block, only 3 are in use.

Proposed.

These two properties most recently were owned by West Texas Rehab/Hospice of San Angelo, and utilized as storage.

Recently purchased, 641 by my son Brian Raymond (Monday Shorts, LLC) and 643 by myself Jim Raymond (Baja Properties, LLC), we are jointly developing them thru our respective entities, to create a compatible design and usage. Because of this, much of the narrative and design for the front facades will be identical. Having both properties, and coordinating the design, we feel provides a larger impact on the area. Both properties, though in Historic District, do not have historic designations – the construction is concrete block with built up roofs, probably 1950's.

Usage. With the properties location adjacent to the historic area and its amenities, we feel the highest and best use would be for visitors to stay (BNB), and/or events – as both properties could be utilized separately or together (4400 sq ft). Our plans currently are as a BNB, and as such will be doing extensive improvements to the inside to accommodate those residents.

Façade. We want to create an historic element to them, adding pediments to the roof line in keeping with the structures of the area's origin. These will be designed as curved pediments over the doors and "block" pediments between and at each corner. Additionally, 643 will have the block pediments along the south side (Avenue C). These were added to create height and elevation breaks to the flat roof .

NOTE: the south side includes the first mural in San Angelo, created in 2002, depicting early transportation in San Angelo. No changes to that wall are proposed, which in addition to the mural, has a "painted" brick appearance.

The doors and windows will be coordinated to achieve a curved shape at the tops of each, simulating transom windows, with dividing panes in their design. The windows will be casement design, opening mechanically outward on the bottom panes, stationary on the top. Energy efficient, they will be wood/clad construction for durability.

Detail work above the windows, doors and pediments, will be sculptured design created with stucco over foam. This provides a cost effective to way to add design elements as well as reduced weight.

All façade improvements, other than door and windows, will be stucco.

Other.

Landscaping. The existing building utilized the rear as parking/loading area. It and the adjoining properties in need of repair, are exposed to visitors to the area and detract from any improvements made to the façade. We propose a privacy fence along the south side from the building corner, continuing along the alley, the western boundary for the Historic District. This will be an 8' privacy fence of metal and wood construction.

Infrastructure.

- Existing roof will be replaced.
- Replacement of HVAC system.
- Plumbing for added baths and kitchen
- Flooring replacement
- Build out of rooms
- Electrical modifications.

WORKSHEET A
Proposed Project Budget

Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant):$ 64.800 641 S CHADBOURNE

Total Estimated Project Cost: $ 100.550

Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Demo existing front façade	Façade	1150	1150
2	Labor to frame out wall, door, window & pediment	Façade	3600	3600
3	Material to frame, plywood and sheathing	Façade	2600	2600
4	Labor install and trim doors & windows	Façade	1800	1800
5	Material for doors and windows	Façade	12,500	12,500
6	Labor for stucco of front and pediments	Façade	7500	7500
7	Material for stucco and foam	Façade	5500	5500
8	Labor fence	Outside Screening	600	600
9	Material for fence	Outside Screening	500	500
	TOTAL FOR TIRZ GRANT REQUEST		**35.750**	**35.750**
10	Roof Replacement	Match	10.000	10.000
11	HVAC labor and material	Match	7500	7500
12	Plumbing added Kitchen and Bath	Match	4800	4800
13	Electrical added circuits and materials	Match	5500	5500
14	Flooring	Match	4500	4500
15	Labor to buildout rooms	Match	9500	9500
16	Material for room build out	Match	4500	4500
17	Cabinets kitchen and bath	Match	7000	7000
18	Appliances	Match	3500	3500
19	Plumbing fixtures	Match	3500	3500

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
20	Electrical fixtures	Match	1500	1500
21	Miscellaneous	Match	3000	3000
	TOTAL FOR MATCH		**64.800**	**64.800**

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.

_____ _____

Applicant or representative Date

FOR OFFICE USE ONLY:

_____

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST **DATE**

RANKING INFO: _____ **APPROVED FOR FUNDING? Y N** **FINAL INCENTIVE AMOUNT:** _____

DATE OF PAYMENT: _____ **CHECK NUMBER:** _____ **CONTRACT EXECUTED:**_____ **Document Effective as of:** _____

WORKSHEET A
Proposed Project Budget

Below is a chart for summarizing the proposed project's scope & associated costs. All guidelines outlined in the TIRZ Incentive Policy, adopted 07/21/15. This worksheet alone does not provide all of the required items.

Intended Match (money to be provided by applicant):$ 64.800 643 S CHADBOURNE

Total Estimated Project Cost: $ 102.950

Please complete all fields within the chart below. Additional copies may be made of this form if necessary.

	Work to be Performed	Incentive Type / Match	Unit Cost	Total
1	Demo existing front façade	Façade	1150	1150
2	Labor to frame out wall, door, window & pediment	Façade	3600	3600
3	Material to frame, plywood and sheathing	Façade	2600	2600
4	Labor install and trim doors & windows	Façade	1800	1800
5	Material for doors and windows	Façade	12,500	12,500
6	Labor for stucco of front and pediments	Façade	7500	7500
7	Material for stucco and foam	Façade	5500	5500
8	Labor fence	Outside Screening	1800	1800
9	Material for fence	Outside Screening	1700	1700
	TOTAL FOR TIRZ GRANT REQUEST		**38.150**	**38.150**
10	Roof Replacement	Match	10.000	10.000
11	HVAC labor and material	Match	7500	7500
12	Plumbing added Kitchen and Bath	Match	4800	4800
13	Electrical added circuits and materials	Match	5500	5500
14	Flooring	Match	4500	4500
15	Labor to buildout rooms	Match	9500	9500
16	Material for room build out	Match	4500	4500
17	Cabinets kitchen and bath	Match	7000	7000
18	Appliances	Match	3500	3500
19	Plumbing fixtures	Match	3500	3500

Item #	Work to be Performed	Incentive Type / Match	Unit Cost	Total
20	Electrical fixtures	Match	1500	1500
21	Miscellaneous	Match	3000	3000
	TOTAL FOR MATCH		**64.800**	**64.800**

I certify that the information above is accurate in its representation of itemized costs. I understand that additional information may be requested to substantiate these amounts and will promptly provide such information.

_____ _____

Applicant or representative Date

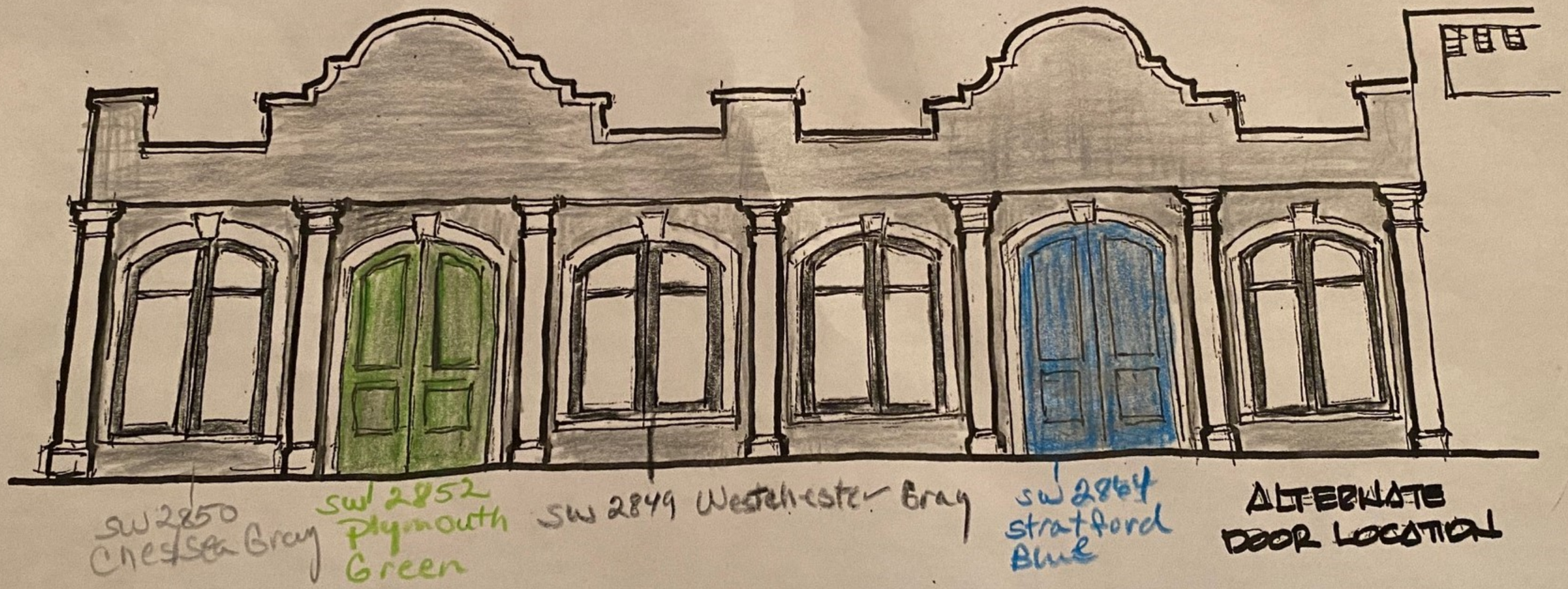
FOR OFFICE USE ONLY:

_____

SIGNATURE OF ECONOMIC DEVELOPMENT SPECIALIST **DATE**

RANKING INFO: _____ **APPROVED FOR FUNDING? Y N** **FINAL INCENTIVE AMOUNT:** _____

DATE OF PAYMENT: _____ **CHECK NUMBER:** _____ **CONTRACT EXECUTED:**_____ **Document Effective as of:** _____



1st Rendition

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Consider awarding the following contractors based upon scoring criteria as set forth in the Competitive Sealed Proposal procurement method and authorize the City Manager to negotiate scope and contract pricing to be brought back for future City Council consideration:
1. RFP WU-05-22 Hickory New Production Wells to Hydro Resources - Mid Continent, Inc.
2. RFP WU-06-22 Hickory Treatment Plant and Well Field Improvements to PLW Waterworks, LLC
(Presentation made by Water Utilities Director Allison Strube)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo developed a groundwater supply and treatment system to add the Hickory Aquifer to its water supply portfolio a little over a decade ago. The Hickory Water Supply consists of four major components: wellfield; groundwater storage and pumping; transmission piping; and groundwater treatment using ion exchange technology. The current capacity of the Hickory system is approximately 9,400 acre-feet per year (ac-ft/yr). This project will expand the Hickory system to reliably produce and treat the maximum production capacity from the Hickory Aquifer of 12,000 ac-ft/yr.

In addition to the Hickory system improvements, rehabilitating and upgrading the clearwell at the Water Treatment Plant (WTP) is also included in this project. The existing clearwell was constructed in 1947 and since that time the concrete structure has deteriorated and maintenance and repairs are becoming more extensive and expensive. In addition, the way the current clearwell is built, the utility has severe limitations on making necessary repairs or performing maintenance without impacting the operations of the WTP and potentially impacting water deliveries. The proposed improvements include building and replacing the existing clearwell with two 2,500,000 gallon prestressed concrete tanks. This improvement will allow for increased flexibility in maintenance and operation, as well as optimization of disinfection strategies.

On June 16, 2020, City Council approved a resolution authorizing the use of Competitive Sealed Proposal (CSP) procurement method for the expansion of the Hickory system. Under a CSP procurement the following items were previously presented to City Council.

- Similar to CMAR, the Owner retains a high degree of involvement and control, reducing construction risk.

- Contractor proposals are received and publicly opened. *This was performed on January 27, 2022 via zoom.*
- Proposals are evaluated and ranked in relation to published selection criteria. *The breakdown of selection criteria for both WU-05-22 & WU-06-22 are as follows:*
    1. *Price and Completion Time: 35 points*
    2. *Current and Completed Projects and References: 30 points*
    3. *Project Management Ability: 20 points*
    4. *Financial Stability: 5 points*
    5. *Subcontractors and Suppliers: 5 points*
    6. *Safety Record: 5 points*
- Once selected, the Owner can discuss options for scope and price changes with the successful proposer. *The selection of a contractor is what Staff is seeking today.*
- It allows selection of contractors providing the "best value" to the City, based on established selection criteria. *The summary scoring sheets for WU-05-22 and WU-06-22 are attached to this agenda item and represent the "best value" to the City. The bid tabs and a justification memo for each project are also provided. The selection committee consisted of Allison Strube, Shane Kelton, Theresa James, and Scott Hibbs (eHT).*

Funding Source(s):

Financial Impact:

This agenda item does not approve or obligate any amount to either contractor. Finalized contract pricing and scope of work will be brought back to City Council for authorization and approval.

Other Information/Recommendation:

Staff recommends that Hydro Resources - Mid Continent, Inc. be selected for WU-05-22 Hickory New Production Wells, PLW Waterworks, LLC be selected for WU-06-22 Hickory Treatment Plant and Well Field Improvements, and the City Manager be authorized to negotiate scope and contract pricing to be brought back for future City Council consideration.

Attachments:

1.	Summary Scoring Sheet - WU-05-22	Summary Scoring Sheet - WU-05-22.pdf
2.	WU-05-22 Memo	WU-05-22 Memo.pdf
3.	WU-05-22 Bid Tab	WU-05-22 Bid Tab.pdf
4.	Summary Scoring Sheet - WU-06-22	Summary Scoring Sheet - WU-06-22.pdf
5.	WU-06-22 Memo	WU-06-22 Memo.pdf
6.	WU-06-22 Bid Tab	WU-06-22 Bid Tab.pdf

Presentation:

Allison Strube

Approvals/Reviews:

Allison Strube	Created/Initiated

Theresa James	Approved
Allison Strube	Approved
Shane Kelton	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Theresa James	Approved
Julia Antilley	Final Approval

Proposal Review Committee Summary Scoring Sheet

City of San Angelo

WU-05-22 - New Production Wells

Proposal Date : January 27, 2022 - 2:00 PM

eHT Project No.: 7085

		Respondants			
Contractor Name:		Hydro Resources		Weisinger, Inc.	
Evaluation Criteria	**Weighting**	**Response**	**Score**	**Response**	**Score**
Price and Completion Time	35	√	35	√	9
Current and Completed Projects and References	30	√	30	√	30
Project Management Abililty	20	√	15	√	20
Financial Stability	5	√	5	√	5
Subcontractors and Suppliers	5	√	5	√	5
Safety Record	5	√	4	√	4
Total	100		94		73
Ranking:					
Acknowledgments					
Bid Bond	Y/N	Y		Y	
Addendum #1	Y/N	Y		Y	
Addendum #2	Y/N	Y		Y	
Addendum #3	Y/N	Y		Y	

Enprotec | Hibbs & Todd

Council Memorandum

To: City of San Angelo

From: eHT

Date: 2/8/2022

Re: Hickory Groundwater Supply System Expansion – Contract 1 - New Production Wells

On Thursday January 27, 2022, The City of San Angelo received proposals via electronic submission for the Hickory Groundwater Supply System Expansion – New Production Wells. Two Drilling Contractors submitted proposals: Hydro Resources and Weisinger, Inc. Proposals were evaluated in accordance with the selection criteria in Article 18 of C-200 Instructions to Bidders.

PRICE AND COMPLETION TIME (35 Points)

See attached Bid Tab.

Note: As shown in the Bid Tab, there is a significant difference between the Hydro Resources and the Weisinger proposal pricing. Hydro Resources (Wesley Box) has confirmed they are comfortable with their proposal price, and the ability to perform the work. The anomalous price on the additive alternative bid casing price was also discussed. The price entered for that item represents the full casing price, not an additional price over the equivalent base bid item.

CURRENT AND COMPLETED PROJECTS (30 Points)

The primary services of Hydro Resources include drilling of test holes/wells, water well drilling and construction, pump design and installation, control packages and water well rehabilitation services. Hydro Resources provided five well projects in the past ten years with depths of 1,627 ft to 2,235 ft. These projects ranged in size from $778,000 to $1,125,460. Drilled hole sizes ranged from 16 inch to 34 inch, along with casing sizes from 6 inch to 24 inch. Each well was drilled, logged, developed, filter pack installed, tested, and completed. These projects were for various Utility Districts and Cities. In addition, Hydro Resources also provided well field project information on shallower wells but included multiple wells per project.

Weisinger provided an extensive list of current and previous projects. Total depths of these well projects ranged from 280 ft to 4,400 ft. The project sizes were between $340,000 and $7,762,100. Weisinger's capabilities include well drilling for municipal, industrial, and agricultural sectors. As well as well servicing, well & pump performance testing, repair and replacement of pumps and motors, well redevelopment, casing repair, and well plug and abandonment.

Both Drilling Contractors have experience in the type of scope that encompasses the New Production Well project.

Note: Regarding Hydro Resources references, there were no negative comments on drilling or quality of work. Ty Davidson with Advanced Groundwater was personally familiar with one of the projects listed (Sonterra MUD) and has stated that Hydro performed well on the well drilling and construction and did not experience any major issues.

PM ABILITY (20 Points)

The Hydro Resources team will be led by Mike Buse, General Manager. He has a total of 39 years of experience and has been the General Manager since 2018. Mike is anticipated to commit 25% of his time to the San Angelo project. The Project Manager will be Patrick Way. Patrick has a total of 7 years of drilling experience and has been with Hydro Resources for just under one year. He is anticipated to commit 50% of his time to the San Angelo Project. The Superintendent, James Parker, has been with Hydro Resources for 7 years which meets the needed minimum 5-year employment criteria. James is anticipated to commit 50% of his time to the San Angelo project. Resumes for each proposed key staff has been included.

The Weisinger team will be led by Michael Weisinger, VP of Drilling Operations. Michael has over 10 years of project management experience in water well drilling, service, and construction. The project Superintendent will be Rik Allbrittion. Rik has 42 years of drilling experience and has been with Weisinger for 6 years which meets the needed minimum 5-year employment criteria. Drilling Supervisors listed are Keith Ahee, 50 years' experience. Larry Jernigin, 32 years' experience. Alfredo Perez, 20 years' experience. Rylan Allbritton, 14 years' experience.

Note: One Hydro Resource reference did have a complaint about shifting project managers. However, the drilling personnel performed well, and made up for that difficulty. This project was managed out of their Dripping Springs office which used to be Whisenant & Lytle, a small operation, until Hydro bought them a few years ago.

FINANCIAL STABILITY (5 Points)

Each Drilling Contractor was to provide certified audited financial statements, along with bank references. In addition, a notice of standing from the Secretary of State, Comptroller's Office was to be provided.

After review of the provided information, the financial stability of each Drilling Contractor met the needed criteria and expectations.

SUBCONTRACTORS AND SUPPLIERS (5 Points)

Weisinger:

- Site Work – Double J Construction
- Site Work – Dorado Construction
- Pipe Supplier - Cierra Pipe
- Well Cementing - Top Force Energy Services
- Fuel Supplier - Colorado County
- Logging Company - RECON/Geocam

Hydro Resources:

- Cementing Work – Cudd Energy Services
- Dirt Work – Dorado Construction
- Conductor Drilling – Butch's Inc.
- Fuel Supplier – Ricochet Fuel Distributors
- Camera/Logging Services – Geo Cam
- Gravel Supplier – MAG Materials
- Drill Bits – Bitco Drilling Solutions
- Pipe/Casing Supplier – Victory Steel Products
- Lab Analysis - Aqua-Tech Laboratories

SAFETY (5 Points)

Both Hydro Resources and Weisinger submitted letters containing their respective Experience Modification Ratings. After review, the safety information is as follows:

- Hydro Resources has a current EMR of 0.96. This is an average rating. The previous three years are listed as: 0.91 in 2020, 0.92 in 2019, and 1.23 in 2018. These previous scores are average as well, with 2018 being below average.
- Weisinger has a current EMR of 1.43 which is a below average rating.

From the current experience modification ratings of each Drilling Contractor, Hydro Resources has better overall safety scoring.

Enprotec / Hibbs & Todd, Inc., 402 Cedar Street, Abilene, Texas 79601

TABULATION OF PROPOSALS FOR: Hickory Groundwater Supply System Expansion - Contract 1 New Production Wells, WU-05-22, City of San Angelo, Texa

PROPOSALS RECEIVED: 1/27/2022

PE Firm Registration No. 1151

			BASE PROPOSAL BID	**Hydro Resources - Mid Continent, Inc.**		**Weisinger Incorporated**	
Item No.	**Quantity**	**Unit**	**Item**	**Unit Cost**	**Amount**	**Unit Cost**	**Amount**
1	1	LS	Mobilization	$ 461,390.00	$ 461,390.00	$ 804,550.00	$ 804,550.00
2	5	EA	Well Site Mobilization for each well	$ 107,561.00	$ 537,805.00	$ 125,000.00	$ 625,000.00
3	1,500	LF	Drill initial pilot hole for conductor casing	$ 106.00	$ 159,000.00	$ 300.00	$ 450,000.00
4	1,500	LF	Ream initial pilot hole to a min. 30" nominal diamater	$ 210.00	$ 315,000.00	$ 500.00	$ 750,000.00
5	1,500	LF	24" nominal diameter conductor casing cemented in place	$ 437.00	$ 655,500.00	$ 350.00	$ 525,000.00
6	13,100	LF	Drill cement plug and pilot hole to final diameter of 14"	$ 140.00	$ 1,834,000.00	$ 300.00	$ 3,930,000.00
7	5	EA	Pilot hole geophysical logging suite	$ 37,451.00	$ 187,255.00	$ 20,000.00	$ 100,000.00
8	3,100	LF	Abandonment of pilot hole	$ 4.00	$ 12,400.00	$ 1.50	$ 4,650.00
9	1,750	LF	Backfill pilot hole below setting depth of 9-5/8" long string casing	$ 7.00	$ 12,250.00	$ 100.00	$ 175,000.00
10	5,750	LF	Ream pilot hole at a diameter of 22" from 300 ft to 1,450 ft	**$ 180.00**	**$ 1,035,000.00**	$ 500.00	$ 2,875,000.00
11	5,600	LF	Clean pilot hole diameter of 14" from 1,450 ft to 9-5/8" diameter	$ 22.00	$ 123,200.00	$ 200.00	$ 1,120,000.00
12	7,000	LF	14" nominal diameter long string casing	$ 142.00	$ 994,000.00	$ 175.00	$ 1,225,000.00
13	5,850	LF	9-5/8" nominal diameter long sting casing	$ 124.00	$ 725,400.00	$ 120.00	$ 702,000.00
14	12,850	LF	Cement by interior pressure method for long string casing	$ 40.00	$ 514,000.00	$ 50.00	$ 642,500.00
15	1,750	LF	Drill cement plug and clean backfill below long string casing	$ 40.00	$ 70,000.00	$ 250.00	$ 437,500.00
16	5	EA	Well development and development tests	$ 105,634.00	$ 528,170.00	$ 50,000.00	$ 250,000.00
17	5	EA	18-hour step tests	$ 19,448.00	$ 97,240.00	$ 15,000.00	$ 75,000.00
18	5	EA	36-hour constant discharge test with recovery	$ 11,959.00	$ 59,795.00	$ 30,000.00	$ 150,000.00
19	72	HR	Additional hours of pumping for step tests or constant rate tests	$ 333.00	$ 23,976.00	$ 200.00	$ 14,400.00
20	5	EA	Water quality sampling and analysis	$ 25,833.00	$ 129,165.00	$ 8,000.00	$ 40,000.00
21	5	EA	Water well disinfection and 3-day bacteriological sampling	$ 3,891.00	$ 19,455.00	$ 4,000.00	$ 20,000.00
22	5	EA	Final water well color video log	$ 1,200.00	$ 6,000.00	$ 2,500.00	$ 12,500.00
23	5	EA	Spectralog, if required by the Owner	$ 2,984.00	$ 14,920.00	$ 2,500.00	$ 12,500.00
24	5	EA	Compensated Neutron Formation Density Log	$ 4,839.00	$ 24,195.00	$ 3,500.00	$ 17,500.00
25	3	EA	25-sack cement plub	$ 12,605.00	$ 37,815.00	**$ 8,000.00**	**$ 24,000.00**
TOTAL BASE PROPOSAL PRICE (Items 1 thru 25)					**$ 8,576,931.00**		**$ 14,982,100.00**

			ADDITIVE ALTERANTE BID PROPOSAL	**Hydro Resources - Mid Continent, Inc.**		**Weisinger Incorporated**	
Item No.	**Quantity**	**Unit**	**Item**	**Unit Cost**	**Amount**	**Unit Cost**	**Amount**
1A	5,850	LF	Add 10-3/4" nominal diameter long string casing in place of 9-5/8" casing	$ 111.00	$ 649,350.00	$ 10.00	$ 58,500.00

*** Due to calculation errors, Hydro Resources - Mid Continent, Inc.'s and Weisinger Incorporated's Base Bids are lower than what was read aloud at the Bid Opening.**

I, LEROY ARCE, P.E., #114163, DO HEREBY CERTIFY THAT THE ABOVE REFERENCED PROPOSALS WERE RECEIVED, IN ACCORDANCE WITH THE ADVERTISED PROCEDURES, OPENED, AND READ ALOUD THE PROPOSAL TABULATION HEREIN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPOSALS READ ALOUD.

LEROY ARCE, P.E., #114163

STATE OF TEXAS
LEROY ARCE
114163
LICENSED
PROFESSIONAL ENGINEER

2/8/2022

Proposal Review Committee Summary Scoring Sheet

City of San Angelo

WU-06-22 - Treatment Plant Improvements and Well Field Improvements

Proposal Date : January 27, 2022 - 2:00 PM
eHT Project No.: 7085

		Respondants			
Contractor Name:		Keystone Construction		PLW Waterworks	
Evaluation Criteria	**Weighting**	**Response**	**Score**	**Response**	**Score**
Price and Completion Time	35	√	32	√	35
Current and Completed Projects and References	30	√	30	√	30
Project Management Abililty	20	√	20	√	20
Financial Stability	5	√	5	√	5
Subcontractors and Suppliers	5	√	5	√	5
Safety Record	5	√	4	√	5
Total	100		96		100
	Ranking:				
Acknowledgments					
Bid Bond	Y/N	Y		Y	
Addendum #1	Y/N	Y		Y	
Addendum #2	Y/N	Y		Y	
Addendum #3	Y/N	Y		Y	
Addendum #4	Y/N	Y		Y	

Enprotec | Hibbs & Todd

Council Memorandum

To: City of San Angelo

From: eHT

Date: 2/8/2022

Re: Hickory Groundwater Supply System Expansion – Contract 2 - Treatment Plant Improvements and Well Field Improvements

On Thursday January 27, 2022, The City of San Angelo received proposals via electronic submission for the Hickory Groundwater Supply System Expansion - Treatment Plant Improvements and Well Field Improvements. Two General Contractors submitted proposals: PLW Waterworks and Keystone Construction. Proposals were evaluated in accordance with the selection criteria in Article 18 of C-200 Instructions to Bidders.

PRICE AND COMPLETION TIME (35 Points)

See attached Bid Tab and Schedules.

CURRENT AND COMPLETED PROJECTS (30 Points)

PLW waterworks submitted an extensive list of current and completed projects that showed its qualifications. The project sizes ranged from $11,700,000 to $190,000,000, and had various durations listed from 285 days to 1,696 days. The project scopes were diverse in nature including grassroots surface water treatment plants, high service pump stations with yard piping and buildings, new clearwells, RO and MF additions and improvements, and waterworks infrastructure.

Keystone Construction also submitted an extensive list of current and completed projects. The project sizes ranged in size from $270,000 to $4,033,000 and had various durations listed from 270 days to 761 days. Project descriptions included expansion to existing water treatment plants, new clearwells, new pump stations with buildings, E & I and yard piping, and well piping and fittings for newly drilled wells.

Both General Contractors have experience in the type of scope that encompasses the improvements of the Hickory Groundwater Supply System Expansion. However, PLW has the resume and project history that has shown to accomplish larger projects that are more in line with the size and duration of this project.

PM ABILITY (20 Points)

Keystone Construction has proposed providing key personnel from the top of their organizational chart. The proposed Project Manager, Austin Adkins (On-site 2-3 days/week), is also the President of Keystone Construction. Assisting in the management effort of the project will be RJ Braune (On-site weekly), VP of Field Operations. Austin Adkins and RJ Braune have a history of completing projects together prior to their time at Keystone Construction. The Project Engineer Josh Scoville (Off-site) has 5 years of experience in the Water/Wastewater industry. The Project Superintendent, Antonio Cruz (On-site), has spent his entire

career with Keystone Construction totaling 17 years which fulfills the 5-year minimum requirement of direct employment of the Superintendent. Resumes have been submitted for all personnel listed for the project.

PLW is proposing Senior Project Manager Michael Hughey (On-site). Michael has 20 years of experience, but this is the first year with PLW. The Assistant Project Manager for the project will be Joe Loya (On-site), he has 8 years of experience, 5 of which with PLW. The Project Superintendent, Juan Morales (On-Site), has 12 years of professional experience, 9 of which with PLW which fulfills the 5-year minimum requirement of direct employment of the Superintendent. The Area Superintendent, Daniel Prekup (On-site), will also coordinate the day-to-day activities with the Project Manager. Daniel has 40 years of professional experience in water/wastewater treatment facilities. The team also proposes to have an On-site Commissioning Manager, Jose Emilio, which has been with PLW for 6 years and has a total of 23 years of experience. Resumes have been submitted for all personnel listed for the project.

FINANCIAL STABILITY (5 Points)

Each General Contractor was to provide certified audited financial statements, along with bank references. In addition, a notice of standing from the Secretary of State, Comptroller's Office was to be provided.

After review of the provided information, the financial stability of each General Contractor met the needed criteria and expectations.

SUBCONTRACTORS AND SUPPLIERS (5 Points)

PLW:

- Piping Subcontractor - Ferguson
- E & I Subcontractor - Grimsley Electric
- Tank Subcontractor - DN Tanks
- Painting Subcontractor - Riley Industrial
- HVAC Subcontractor - Alamo Xtreme AC & Heating
- Well Driller Subcontractor – Hydro Resources

KEYSTONE:

- E & I Subcontractor - Grimsley Electric
- Tank Subcontractor - DN/Preload
- Well Field Pipeline Subcontractor - Utility Contractors of America
- Well Field Road Subcontractor – ACME Bridge Company
- Well Field Well Pump Subcontractor - Smith Pump
- Treatment Plant Yard Pipe Subcontractor – Utility Contractors of America

One main item that set the subcontractor and supplier list apart between PLW and Keystone is that PLW provided subcontractor experience statements for each subcontractor planning to be used. This information gave insight to the capability of each subcontractor, provided performance history, and gave references. Keystone Construction did not provide such information.

SAFETY (5 Points)

Both Keystone Construction and PLW Waterworks submitted letters containing their respective Experience Modification Ratings. After review, the safety information is as follows:

- Keystone has a current EMR of 1. This is an average rating. This rating is not bad, but it is not considered good either.
- PLW has a current EMR of 0.67 which is a great rating. They have also provided an EMR history of the four previous years. All of which have been below 0.80 and are considered good.

From the current experience modification ratings of each General Contractor, PLW has better overall safety scoring.

Enprotec / Hibbs & Todd, Inc., 402 Cedar Street, Abilene, Texas 79601

TABULATION OF PROPOSALS FOR: Hickory Groundwater Supply System Expansion - Contract 2 WTP Improvements & Well Field Improvements, WU-06-22, City of San Angelo, Texas

PROPOSALS RECEIVED: 1/27/2022

PE Firm Registration No. 1151

			BASE PROPOSAL-CONTRACT 2A	**PLW Waterworks**		**Keystone Construction**	
Item No.	**Quantity**	**Unit**	**Item**	**Unit Cost**	**Amount**	**Unit Cost**	**Amount**
			WELL FIELD				
1	1	LS	Mobilization / Demobilization	$ 453,000.00	$ 453,000.00	$ 775,000.00	$ 775,000.00
2	5	EA	Install Submersible Well Pump and Motor	$ 188,200.00	$ 941,000.00	$ 200,000.00	$ 1,000,000.00
3	5,797	LF	5" Column Pipe	$ 89.00	**$ 515,933.00**	$ 59.00	$ 342,023.00
4	9	EA	Lower and replace Subersible Well Pump, Motor and VFD	$ 204,667.00	**$ 1,842,003.00**	$ 200,000.00	$ 1,800,000.00
5	3	EA	Replace existing Submersible Well Pump, Motor and VFD	$ 127,333.00	**$ 381,999.00**	$ 120,000.00	$ 360,000.00
6	3,000	LF	Well Security Chain-Link Fencing	$ 47.00	**$ 141,000.00**	$ 60.00	$ 180,000.00
7	5	EA	16' Double Swing Gate	$ 3,000.00	$ 15,000.00	$ 7,000.00	$ 35,000.00
8	9,951	LF	12" C900 PVC Collection Pipe	$ 238.00	**$ 2,368,338.00**	$ 83.00	$ 825,933.00
9	10,830	LF	8" C900 PVC Collection Pipe	$ 88.00	**$ 953,040.00**	$ 45.00	$ 487,350.00
10	4	EA	12" Gate Valve and Box	$ 5,250.00	$ 21,000.00	$ 5,100.00	$ 20,400.00
11	3	EA	8" Gate Valve and Box	$ 3,000.00	$ 9,000.00	$ 4,700.00	$ 14,100.00
12	1	EA	6" Gate Valve and Box	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00
13	1	EA	12" x 8" Reducer	$ 10,000.00	$ 10,000.00	$ 1,500.00	$ 1,500.00
14	1	EA	12" x 8" Tee	$ 2,000.00	$ 2,000.00	$ 2,100.00	$ 2,100.00
15	1	EA	12" x 12" Tee	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 2,500.00
16	1	EA	12" x 16" Tapping Sleeve	$ 12,000.00	$ 12,000.00	$ 17,000.00	$ 17,000.00
17	1	EA	12" x 20" Tapping Sleeve	$ 5,000.00	$ 5,000.00	$ 17,000.00	$ 17,000.00
18	1	EA	8" x 6" Tapping Sleeve	$ 1,000.00	$ 1,000.00	$ 7,500.00	$ 7,500.00
19	1	EA	8" x 6" Reducer	$ 1,000.00	$ 1,000.00	$ 1,100.00	$ 1,100.00
20	2	EA	12" 11.25 Degree Bend	$ 1,500.00	$ 3,000.00	$ 1,550.00	$ 3,100.00
21	6	EA	8" 45 Degree Bend	$ 5,500.00	**$ 33,000.00**	$ 1,250.00	$ 7,500.00
22	9	EA	2" Air Relief Valve	$ 59,500.00	**$ 535,500.00**	$ 16,500.00	$ 148,500.00
23	6	EA	Blow Off Valve	$ 17,167.00	**$ 103,002.00**	$ 17,100.00	$ 102,600.00
24	4	EA	Remove Fence and install Gate replacement	$ 2,250.00	$ 9,000.00	$ 7,000.00	$ 28,000.00
25	1	LS	Remove and replace Fence	$ 80,000.00	$ 80,000.00	$ 2,000.00	$ 2,000.00
26	1	LS	Remove Plug and connect to existing 8" Waterline	$ 3,000.00	$ 3,000.00	$ 1,250.00	$ 1,250.00
27	1	LS	Cut and Plug existing 8" Line	$ 3,000.00	$ 3,000.00	$ 1,250.00	$ 1,250.00
28	30,794	SY	Caliche Access Road	$ 15.00	**$ 461,910.00**	$ 25.00	$ 769,850.00
29	5	EA	150' x 150' Caliche Well Pads	$ 43,800.00	$ 219,000.00	$ 40,000.00	$ 200,000.00
30	1	LS	Disinfection and testing of C900 Piping	$ 53,000.00	$ 53,000.00	$ 25,000.00	$ 25,000.00
			SUB TOTAL		**$ 9,179,725.00**		**$ 7,181,556.00**
			WELL HEAD AND HOUSING				
31	5	EA	Precast Concrete Building	$ 78,600.00	$ 393,000.00	$ 90,000.00	$ 450,000.00
32	5	EA	Concrete Well Head	$ 21,600.00	$ 108,000.00	$ 50,000.00	$ 250,000.00
33	5	EA	2" Combination Air Release Valve	$ 7,000.00	**$ 35,000.00**	$ 4,315.00	$ 21,575.00
34	5	EA	6" Flange Adapter	$ 2,000.00	**$ 10,000.00**	$ 1,030.00	$ 5,150.00
35	5	EA	6" DI Flanged Spool	$ 2,400.00	$ 12,000.00	$ 1,100.00	$ 5,500.00
36	5	EA	6" Magnetic Meter	$ 11,400.00	$ 57,000.00	$ 7,000.00	$ 35,000.00
37	5	EA	6" Weighted Swing Check Valve	$ 13,800.00	$ 69,000.00	$ 5,350.00	$ 26,750.00
38	5	EA	6" Gate Valve	$ 3,200.00	$ 16,000.00	$ 2,210.00	$ 11,050.00
39	5	EA	6" DI 45 Degree Bend, Flanged	$ 2,200.00	$ 11,000.00	$ 550.00	$ 2,750.00
40	5	EA	6" DI 45 Degree Bend, MJ	$ 2,200.00	$ 11,000.00	$ 650.00	$ 3,250.00
41	5	EA	Link-Seal Model LS-410-*-10	$ 800.00	**$ 4,000.00**	$ 105.00	$ 525.00
42	5	EA	6" DI Tee, Flanged	$ 2,800.00	$ 14,000.00	$ 1,510.00	$ 7,550.00
43	5	EA	6" DI Blind Flange	$ 2,000.00	$ 10,000.00	$ 240.00	$ 1,200.00
44	5	EA	3/4" Sample Cock	$ 800.00	$ 4,000.00	$ 500.00	$ 2,500.00
45	5	EA	6"x1/2" Threaded Nipple, Ball Valve, Pressure Gauge, Pit Matching SCADA	$ 11,000.00	$ 55,000.00	$ 1,000.00	$ 5,000.00
46	5	EA	6" Flanged Spool	$ 1,800.00	$ 9,000.00	$ 1,795.00	$ 8,975.00
47	10	EA	Adjustable Pipe Stand	$ 1,300.00	$ 13,000.00	$ 2,200.00	$ 22,000.00
			SUB TOTAL		**$ 831,000.00**	**	**$ 858,775.00**

			PUMP STATION				
48	1	EA	Vertical Turbine Booster Pump	$ 113,000.00	$ 113,000.00	$ 133,000.00	$ 133,000.00
49	1	EA	12" Flapper Type Check Valve	$ 8,000.00	$ 8,000.00	$ 15,000.00	$ 15,000.00
50	1	EA	12" Mag Meter	$ 13,000.00	$ 13,000.00	$ 12,000.00	$ 12,000.00
51	4	EA	12" Dismantling Joint	$ 2,750.00	$ 11,000.00	$ 8,000.00	$ 32,000.00
52	2	EA	12" 90 degree Bend with Insulating Flange for Elbow above grade	$ 500.00	$ 1,000.00	$ 7,000.00	$ 14,000.00
53	1	EA	Bowl Assembly	$ 11,000.00	$ 11,000.00	$ 12,000.00	$ 12,000.00
54	1	EA	Anti-Vortex Baffle with Screen	$ 11,000.00	$ 11,000.00	$ 1,000.00	$ 1,000.00
55	1	EA	Pipe Support	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00
56	1	EA	Pressure Indicating Transmitter & Switch	$ 4,000.00	$ 4,000.00	$ 7,000.00	$ 7,000.00
57	2	EA	48" Diameter Fiberglass Manhole	$ 16,500.00	$ 33,000.00	$ 10,000.00	$ 20,000.00
58	1	EA	1/2" Drain with 1/2" Compact Ball Valve	$ 2,000.00	$ 2,000.00	$ 500.00	$ 500.00
59	1	EA	3/4" NPT Tap on Pump Discharge Fitting for Flow Switch	$ 1,000.00	$ 1,000.00	$ 500.00	$ 500.00
60	1	EA	Air/Vacuum Release Valve	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
61	1	EA	Suction Pipe Connection	$ 14,000.00	$ 14,000.00	$ 20,000.00	$ 20,000.00
			SUB TOTAL		**$ 237,000.00**		**$ 277,000.00**
			ELECTRICAL AND INSTRUMENTATION				
62	1	LS	New Well Sites Electrical	$ 1,030,000.00	$ 1,030,000.00	$ 3,042,669.00	$ 3,042,669.00
63	1	LS	Existing Well Sites Electrical	$ 1,494,000.00	$ 1,494,000.00	$ 1,495,000.00	$ 1,495,000.00
64	1	LS	Pump Station Electrical	$ 740,000.00	$ 740,000.00	$ 820,000.00	$ 820,000.00
65	1	LS	Instrumentation, Controls and SCADA Network	$ 850,000.00	$ 850,000.00	$ 975,000.00	$ 975,000.00
66	5	EA	Trailer Mounted Diesel Generators	$ 201,200.00	$ 1,006,000.00	$ 225,000.00	$ 1,125,000.00
			SUB TOTAL		**$ 5,120,000.00**		**$ 7,457,669.00**
TOTAL BASE PROPOSAL PRICE CONTRACT 2A (Items 1 thru 66)				*	**$ 15,367,725.00**	**	**$ 15,775,000.00**

			BASE PROPOSAL-CONTRACT 2B	**PLW Waterworks**		**Keystone Construction**	
Item No.	**Quantity**	**Unit**	**Item**	**Unit Cost**	**Amount**	**Unit Cost**	**Amount**
1	1	LS	Mobilization, Bonds and Insurance	$ 800,000.00	$ 800,000.00	$ 1,230,000.00	$ 1,230,000.00
2	1	LS	Stormwater Pollution Prevention Plan	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
3	2,238	LF	Trench and Excavation Safety Plan	$ 6.26	**$ 14,009.88**	$ 5.00	$ 11,190.00
4	1	LS	Site Civil, Structural, Architectural, HVAC, Plumbing & Electrical	$ 20,370,518.35	$ 20,370,518.35	$ 21,798,328.35	$ 21,798,328.35
5	1	LS	Low Pressure Pump Station Building	$ 862,000.00	$ 862,000.00	$ 775,000.00	$ 775,000.00
6	2	EA	Split Case Horizontal Pumps inside Low Pressure Pump Station Building	$ 194,000.00	$ 388,000.00	$ 115,000.00	$ 230,000.00
7	1	LS	Allowance for Side Stream Aeration Equipment	$ 136,019.65	$ 136,019.65	$ 136,019.65	$ 136,019.65
8	1	LS	Oxidation Contactor Vessel	$ 193,000.00	$ 193,000.00	$ 190,000.00	$ 190,000.00
9	1	LS	Allownce for Pressure Filtration System	$ 1,728,754.00	$ 1,728,754.00	$ 1,728,754.00	$ 1,728,754.00
10	1	LS	Allowance for Radium Reduction System	$ 5,420,708.00	$ 5,420,708.00	$ 5,420,708.00	$ 5,420,708.00
11	2	EA	Clearwells	$ 3,024,500.00	$ 6,049,000.00	$ 4,100,000.00	$ 8,200,000.00
12	1	LS	Supervisory Control and Data Acquisition System	$ 1,545,000.00	$ 1,545,000.00	$ 1,370,000.00	$ 1,370,000.00
13	1	LS	Owner's Allowance for Work directed by the City of San Angelo	$ 350,000.00	$ 350,000.00	$ 350,000.00	$ 350,000.00
TOTAL BASE PROPOSAL PRICE CONTRACT 2B (Items 1 thru 13)					**$ 37,867,009.88**		**$ 41,450,000.00**

*** Due to calculation errors PLW Waterworks Base Proposal Contract 2A and 2B's Total Prices are higher than what was read aloud at the Bid Opening.**

**** Due to calculation error Keystone Construction's Base Proposal Contract 2A's Total Price is lower than what was read aloud at the Bid Opening.**

I, LEROY ARCE, P.E., #114163, DO HEREBY CERTIFY THAT THE ABOVE REFERENCED PROPOSALS WERE RECEIVED, IN ACCORDANCE WITH THE ADVERTISED PROCEDURES, OPENED, AND READ ALOUD. THE PROPOSAL TABULATION HEREIN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPOSALS READ ALOUD.

LEROY ARCE, P.E., #114163

STATE OF TEXAS
LEROY ARCE
114163
LICENSED
PROFESSIONAL ENGINEER

2/8/2022

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

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

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Consider awarding RFB ES-01-22 College Hills Blvd. Reconstruction to Reece Albert Inc in the amount of $32,661,071.98 including $1,500,000 in contingencies, utilizing $4,824,660 of fund balance from the Water Reclamation Capital Fund and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Executive Director of Public Works Shane Kelton)

Staff Recommendation:

Approve

Summary/History:

The City of San Angelo requested bids for the reconstruction of College Hills Blvd from Loop 306 north to Avenue N. The project included a fully reconstructed roadway as well as traffic signals, curbing and sidewalks, water, sewer, and drainage infrastructure replacements. Reece Albert Construction Inc. was the sole respondent to the Request for Bids.

This portion of College Hills ranked fifth on the 2015 Fugro Street Condition Study. In addition to a substantially deteriorated roadway, the underground utilities were also aged and in need of replacement. These issues, as well as substantial flooding on the southern portion of the roadway from Sunset Drive to the Red Arroyo, dictated the scope of the project. The final design included replacement of water and sewer infrastructure along the entire length of the project, new underground drainage infrastructure from Loop 306 to the Red Arroyo, new box culverts and higher elevations at the north and south forks of the Red Arroyo, and a full reconstruction of the roadway. The roadway portion will include increased width in some portions, new traffic signals at three intersections,and new sidewalks and curbing for the entire length of the project.

The total Base Bid with contingency using Hot Mix Asphalt Paving is $32,661,091.98.
The costs for the various components of the project are:
HMAC Paving, Pavement Marking and Traffic Control: $10,928,096.02
Water Reclamation: $10,061,193.19
Water Utility: $3,133,624.95
Drainage Infrastructure: $8,538,177.82

The Paving components will be paid from the Street Rehabilitation Bonds authorized by Council in 2015. Water and Sewer components will be funded from Water and Sewer Funds. The Drainage Infrastructure will be covered by the Federal ARPA Grant as originally discussed by Council in the June 28, 2021 Strategic

Planning Workshop and allocated at the July 8, 2021 City Council Meeting. Construction will begin in early summer 2022 and will have a 30 month construction period.

Funding Source(s):

Fund:	Account:	Project Number:	Amount Budgeted:
Water Reclamation Capital Fund	520-5400-800.07-30	ST0003	$10,061,194
Water Capital Fund	512-4400-800.07-30	ST0003	$3,133,625
American Rescue Plan Act Grant Funds	103-1002-800.07-30	ST0003	$8,538,178
2020 Street Bond	528-3200-800.07-30	ST0003	$10,928,097

Financial Impact:

$2,220,140 is being transferred from the Water Reclamation Operating Fund to the Capital Fund, and an additional $4,824,660 is needed from the Water Reclamation Capital Fund's fund balance. The remaining funding sources are already budgeted for the College Hills project in FY22.

Other Information/Recommendation:

Staff recommends awarding RFB ES-01-22 to Reece Albert Construction, Inc.

Attachments:

1. 2.15.22 Ordinance 2.15.22 Ordinance.docx

Presentation:

Shane Kelton

Approvals/Reviews:

Charles Michalewicz	Created/Initiated
Kevin Pate	Approved
Patrick Frerich	Approved
Shane Kelton	Approved
Theresa James	Approved
Jeff Tomlinson	Approved
Tina Dierschke	Approved
Julia Antilley	Final Approval

AN ORDINANCE OF THE CITY OF SAN ANGELO AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, FOR CAPITAL ITEMS.

WHEREAS, the City of San Angelo has determined that certain budgeted amounts should be amended due to purchases, and

WHEREAS, the resources necessary for these changes are available.

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

The City's budget for fiscal year 2021-2022 be amended by the amounts contained in **Exhibit "A"**.

INTRODUCED and PASSED on this 15th day of February 2022.

ATTEST:

_____
Julia Antilley, City Clerk

THE CITY OF SAN ANGELO, TEXAS:

_____
Brenda Gunter, Mayor

APPROVED AS TO CONTENT:

_____
Tina Dierschke, Finance Director

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit A

City of San Angelo
Proposed Budget Amendment

Fund	Total Revenue Amendment	Total Expense Amendment	Net Benefit/(Cost)
Water Reclamation Operating Fund	-	-	-
Water Reclamation Capital Fund	2,220,104	7,044,764	(4,824,660)
	$2,220,104	$7,044,764	$(4,824,660)

City of San Angelo
Proposed Budget Amendment
Additional Information

Project/Need	Source of Funding	Revenue	Expense	Net Benefit/(Cost)
College Hills	Water Reclamation Funds	2,220,104	7,044,764	(4,824,660)
		$2,220,104	$7,044,764	$(4,824,660)

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Robert Bluthardt, Fort Concho Manager, Fort Concho, 325-487-2730

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Consider approving an agreement with Rust Street Ministries for the construction, use, and maintenance of a small parking area on the southeast corner of the Fort Concho property and authorizing the City Manager to negotiate and execute all related documents (Presentation made by Fort Concho Senior Manager Bob Bluthardt)

Staff Recommendation:

Approve

Summary/History:

Rust Street Ministries seeks to expand their main vehicular access entrance on East Avenue D and has asked Fort Concho for the use of a small parcel of fort land, approximately 22 by150 feet, adjacent to their current land. The Fort Concho Museum Board at its January 18 meeting approved the concept of the lease and the survey commissioned by Rust Street Ministries. In return, Rust Street Ministries would allow Fort Concho use of their new parking lot across the street to the rear of the fort site for its special events.

Funding Source(s):

Financial Impact:

Rust Street Ministries would assume the cost of their project and maintenance with this leased parcel. There would be no charge to Fort Concho to use their new parking lot.

Other Information/Recommendation:

Fort staff recommend approval to allow City Attorney to draft lease to cover these issues

Attachments:

Presentation:

Robert Bluthardt

Approvals/Reviews:

Robert Bluthardt	Created/Initiated
Carl White	Approved
Theresa James	Approved

Tina Dierschke	Approved
Julia Antilley	Final Approval

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Consider a resolution allowing the adjacent property owner to remove a tree in the public right-of-way adjacent to 337 W. Twohig Ave. per Section 7.02.035 of the City Code of Ordinances (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Approve

Summary/History:

The applicant, Texas Trust Credit Union, recently purchased the property, formerly Bank of America. The applicant is seeking to remove an existing tree at the northwest corner of the property, and replace it with a new tree. The applicant's tree replacement plan provided two options:

a) a new tree further west in the W. Twohig Ave. right-of-way; or,
b) a new tree located in the parking island on the east side of the property.

The applicant has provided the attached information from a landscape inspection that indicates the rationale for the tree removal.

Staff is recommending option a) a new tree further west in the W. Twohig Ave. right-of-way. This location maintains visibility from the street and is consistent with the existing streetscape and trees lining W. Twohig Avenue.

In addition, the City's Comprehensive Plan (adopted in 2003) and the Strategic Update (adopted in 2009) includes a downtown enhancement plan showing street trees along W. Twohig Ave. in this location.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff recommends City Council APPROVE the removal and replacement of the existing tree under Option A as proposed by the applicant.

Attachments:

1.	337_W_Twohig Ave (Resolution)	337_W_Twohig Ave (Resolution).docx
2.	aerial map	aerial map.jpg
3.	Tree replacement request	Tree replacement request .pdf
4.	TTCU tree eval	TTCU tree eval.pdf
5.	Tree Replacement Plan	Tree Replacement Plan.pdf
6.	new tree - Chinese Pistache	new tree - Chinese Pistache.pdf
7.	Comprehensive Plan 2003 downtown enhancement map	Comprehensive Plan 2003 downtown enhancement map.pdf
8.	337_W_Twohig Ave (Indemnity Agreement)	337_W_Twohig Ave (Indemnity Agreement).docx

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS, TO ALLOW TEXAS TRUST CREDIT UNION TO REMOVE A CERTAIN TREE WITHIN THE WEST TWOHIG AVENUE PUBLIC RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Texas Trust Credit Union is the owner of 337 W. Twohig Avenue located on the south side of West Twohig Avenue between South Abe Street and South Koenigheim Street; identified as Lots 11-15, Block 31, San Angelo Addition to the City of San Angelo, Tom Green County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the Owner seeks to make improvements to the property and occupy the building for a bank; and

WHEREAS, the Owner seeks to remove the existing tree and planter in front of the property in the West Twohig Avenue right-of-way; and

WHEREAS, Section 7.02.035, San Angelo Code of Ordinances, requires City Council approval to remove any tree located within the street right-of-way in an area bounded on the east by Randolph Street, on the south by Concho Street, on the north by Harris Street and on the west by Santa Fe Park, which includes the subject right-of-way area;

WHEREAS, in accordance with Section 7.02.035, San Angelo Code of Ordinances, the Owner requests permission from the City Council to remove that certain tree within the West Twohig Avenue public right-of-way in front of the Property and replace it with a new shade tree further east within the West Twohig Avenue public right-of-way, and identified on Exhibits "A", "B", and "C" attached hereto, in order to facilitate development of the Property.

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

Section 1. The City Council authorizes the Owner to remove that certain tree within the West Twohig Avenue public right-of-way abutting the Property, as identified on Exhibits "A", "B", and "C" attached hereto.

Section 2. This Authorization shall not extend permission to remove additional trees along public rights-of-way which abut the Property.

Section 3. Authorization is conditioned upon Owner installing a replacement shade tree further east within the W. Twohig Avenue right-of-way as shown on Exhibits "A", "B", and "C" attached hereto.

Section 4. Authorization is conditioned upon the Owner being responsible for all repairs and associated costs; final tree selection being approved by City Operations and the Planning Director, and final site inspection by City Operations;

Section 5. Authorization is conditioned upon Owner providing the City of San Angelo with an executed release and hold harmless agreement in substantially the form attached hereto.

Section 6. The terms and provisions of this Resolution shall be deemed to be severable in that if any portion of this Resolution shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Resolution.

Section 7. This Resolution shall be effective from and after the date of adoption.

PASSED, APPROVED and ADOPTED on this 1st day of February, 2022.

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

ATTEST:

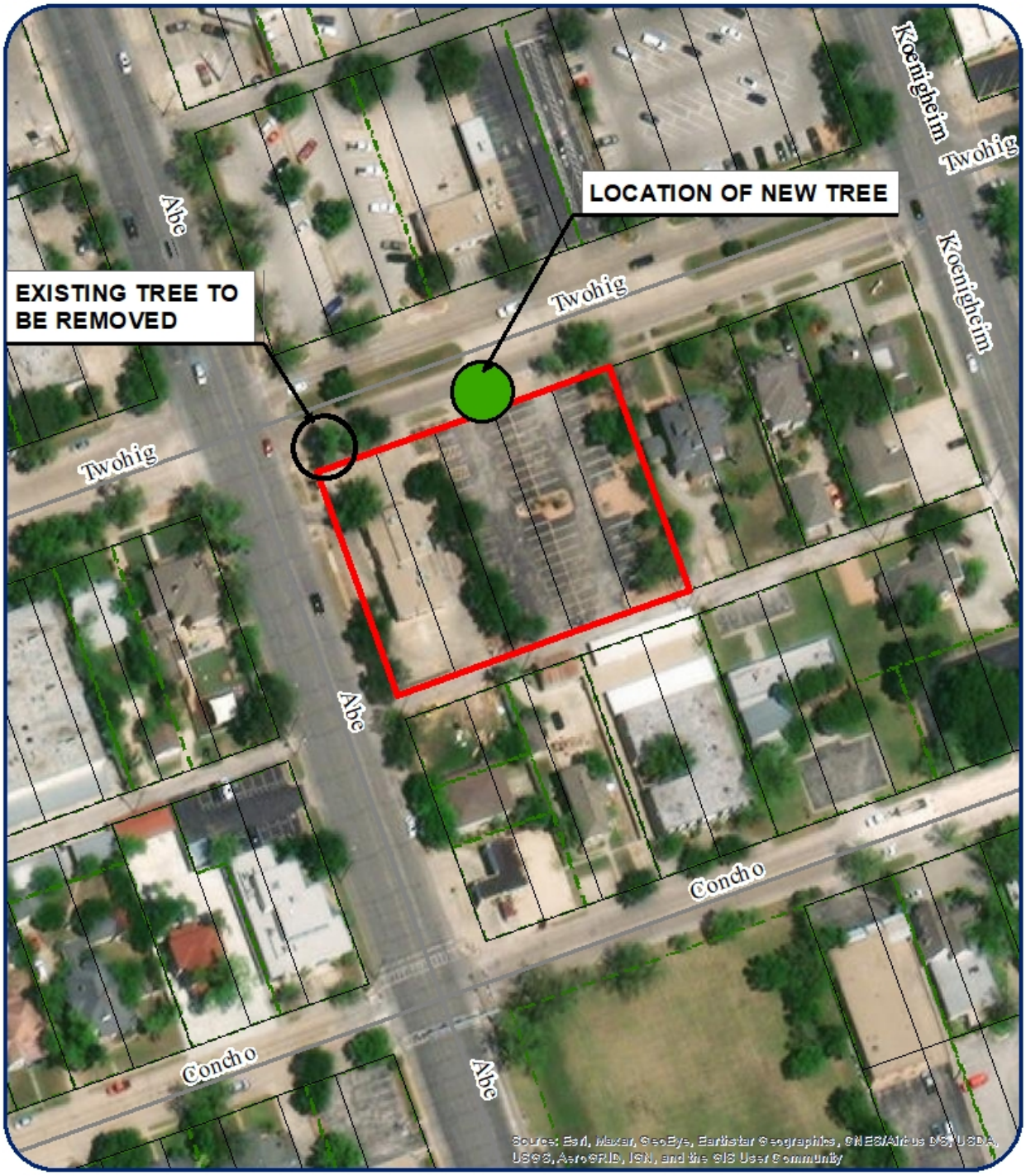
_____
Julia Antilley, City Clerk

Approved as to Form:

_____
Theresa James, City Attorney

Exhibit "A"

Tree to be removed and replaced along W. Twohig Ave. R.O.W.



Tree Removal in City Right-Of-Way

Texas Trust Credit Union

Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1 " approx. = 100 ft
337 W. Twohig Ave.

Legend

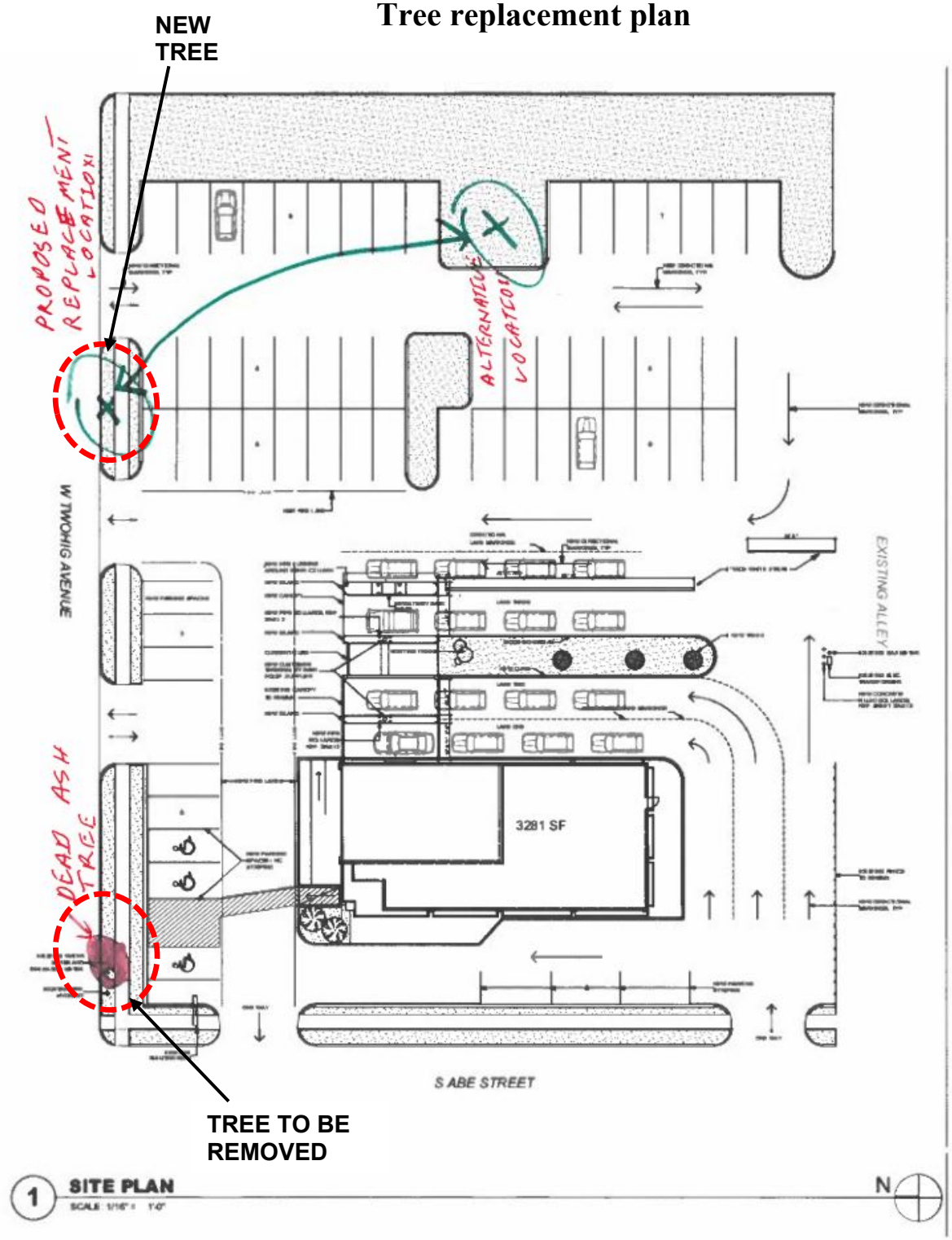
Subject Properties:
Current Zoning: CBD
Requested Zoning Change: N/A
Vision: Downtown

N

Exhibit "B"
Existing tree location

Exhibit "C"

Tree replacement plan



Tree Removal in City Right-Of-Way

Texas Trust Credit Union

Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1 " approx. = 100 ft
337 W. Twohig Ave.

Legend

Subject Properties:
Current Zoning: CBD
Requested Zoning Change: N/A
Vision: Downtown

N

Brian MacKenzie
Texas Trust Credit Union
PO Box 2260
Mansfield, TX 76063
12/27/21

Zachary Rainbow
Planning Manager
Planning and Development Services
City of San Angelo
52 W College Ave.
San Angelo, TX 76903

Mr. Zachary Rainbow:

Texas Trust Credit Union purchased the property at 337 W. Twohig Ave. early in 2021 and we are nearing the end of the remodel process.

There is a tree at the Northwest corner of the property at the intersection of West Twohig Ave. and Abe Street that we believe is mostly dead. While there is some growth on the bottom few branches the top half of the tree appears dead. The tree I think is an Ash tree and was damaged as a result of the spring deep freeze and it wasn't able to recover. The tree is located outside of our property line, between the sidewalk and the street. We are concerned that the tree will fall or the top break off and land on cars on either Abe Street or Twohig Ave. or in our parking lot.

If the tree can be removed we understand that we will need to replace the tree. While it would be ideal to replace it at the same spot that would likely be very difficult or impossible due to the root structure of the existing tree. Therefore we are proposing to install a new tree a little farther east on Twohig (see attached site plan and Google Earth picture). After some research online we would like to propose planting an 8 to 10 foot Chinese Pistachio. However, we would be willing to install whatever species that the city required.

Sincerely,

Brian MacKenzie
VP of Facilities and Construction
Texas Trust Credit Union

Scherz LANDSCAPE CO.

SINCE 1927

To Whom it May Concern,

I have assessed the large Ash tree on the corner of Abe and Twohig located at the Texas Trust Credit Union. Upon inspection of the tree, I noticed considerable freeze damage on the truck as well as in the entire canopy. Evidence of cambium layer damage is visible in the cracked, damaged, and missing bark. I recommend this tree be removed to mitigate and eliminate any risk of damage, potentially caused by falling branches or entire tree failure. Any new growth formed after the February 2021 snowstorm will have weak branch attachments and are at risk of falling under considerable load factors such as ice, snow, and wind, among others.

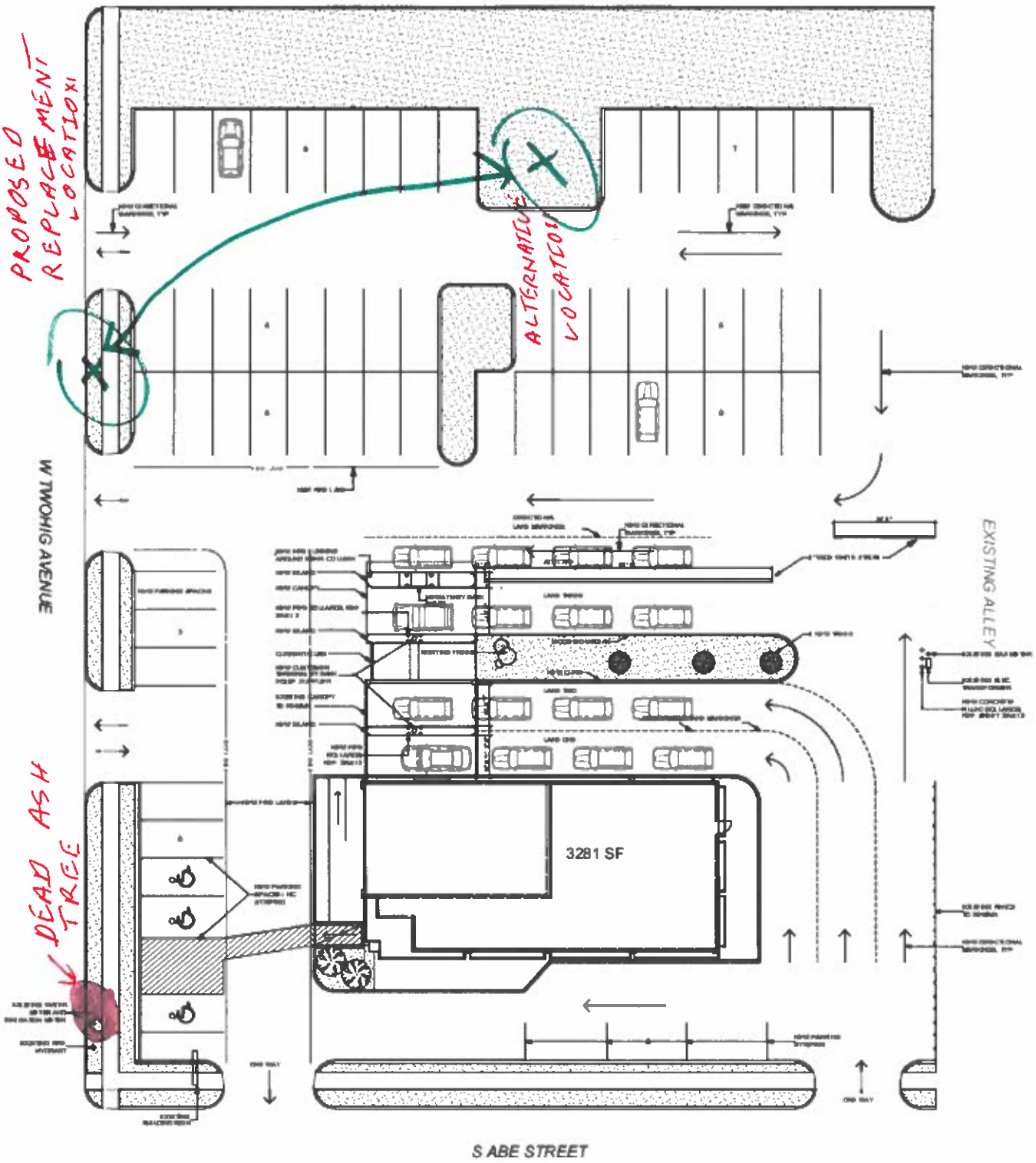
Thanks,

Garrett Mikulik

Certified Arborist TX-4303A, TRAQ, TOWQ

TCNP #5620

SAN ANGELO, TEXAS 76904-5527 — (325) 944-0511 — www.scherzlandscape.com — 2225 KNICKERBOCKER ROAD



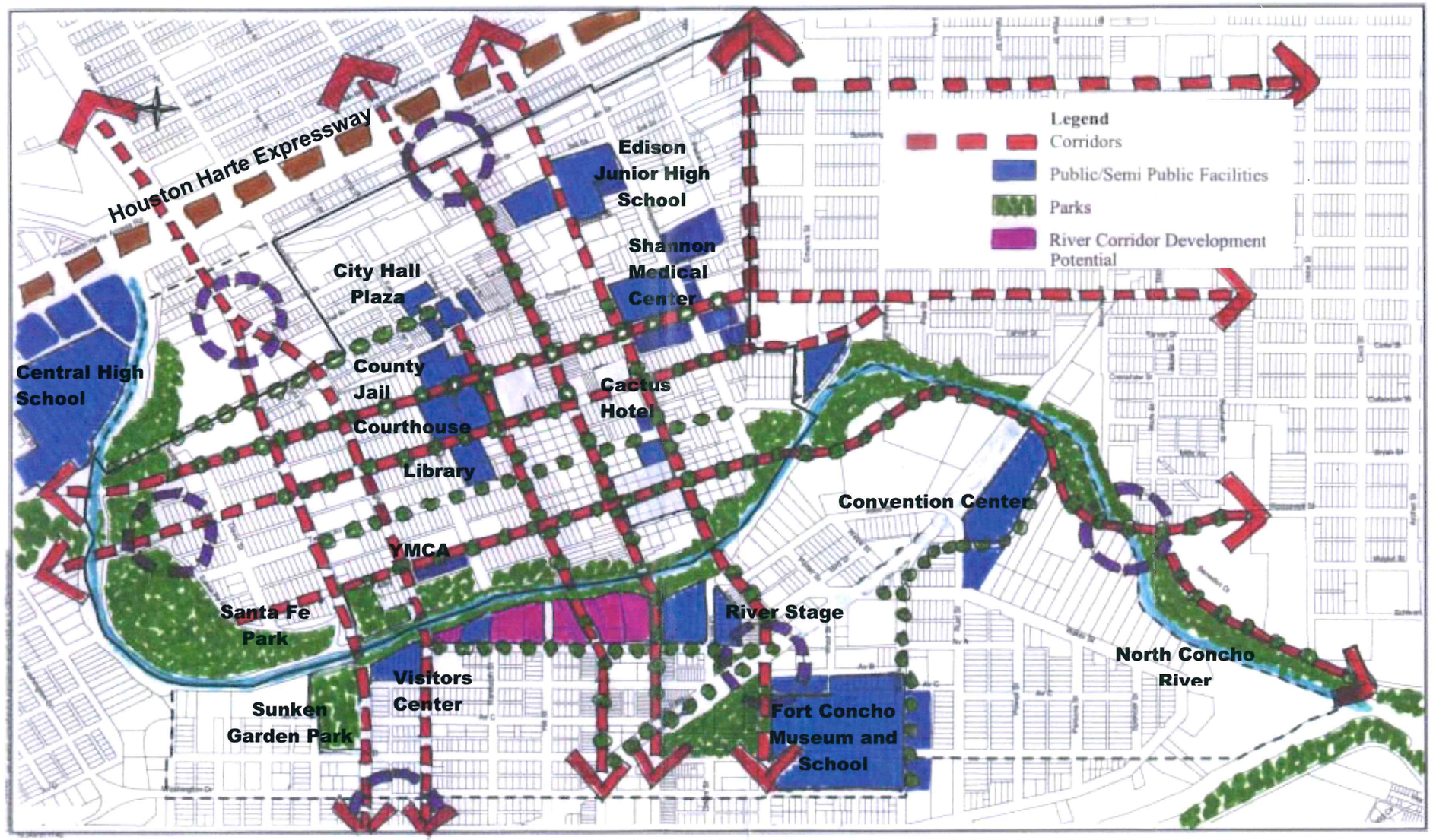
1 **SITE PLAN**

SCALE: 1/16" = 1'-0"

N

TAOS
TEXAS
BNP-2598

FIGURE DE-3
DOWNTOWN ENHANCMENT PLAN
San Angelo Comprehensive Plan
San Angelo, Texas



RELEASE OF LIABILITY, HOLD HARMLESS AND INDEMNITY AGREEMENT

Releasor: Texas Trust Credit Union

Releasee: City of San Angelo, Texas, and its council members, board and commission members, officials, agents, guests, invitees, consultants and employees

Premises: Sidewalk area and street right of way along West Twohig Avenue, adjacent to Property owned by Releasor addressed as 337 West Twohig Avenue, and described as Lots 11-15 in Block 31 of the San Angelo Addition to the City of San Angelo, Tom Green County, Texas.

Warranty: The undersigned warrants that they have the proper authority to execute this Release of Liability, Hold Harmless and Indemnity Agreement.

Purpose: Releasee is providing consent in the form of a Resolution of the City Council for the City of San Angelo, for Releasor to remove a tree in the public sidewalk area and street right-of-way adjacent to Releasor's property (the "Benefit").

Consideration for Release: In consideration for receiving the above-described consent from the Releasee for the Benefit, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Releasor agrees not to sue Releasee, releases Releasee from any liability, and agrees to hold harmless and indemnify Releasee as herein provided.

Covenant Not to Sue and Release: Releasor hereby COVENANTS NOT TO SUE Releasee, and WAIVES, RELEASES and DISCHARGES Releasee from any and all liability, penalty, claim, demand, action and cause of action whatsoever arising out of or relating to any loss, property damage, personal injury or death that may be sustained by Releasor, or Releasor's officers, employees, agents or contractors, WHETHER OR NOT CAUSED BY THE NEGLIGENCE OF THE RELEASEE, or otherwise, in the performance of the described Benefit.

Indemnification: Releasor further AGREE TO INDEMNIFY AND HOLD HARMLESS the RELEASEE from any claim, loss, liability, damage or costs, including court costs and reasonable attorney's fees, that may be incurred by Releasee or due directly or indirectly to performance by Releasee of the Benefit referred to hereinabove, WHETHER CAUSED BY THE NEGLIGENCE IN WHOLE OR PART OF THE RELEASEE, or otherwise.

DATED and effective from and after _____ day of_____ _____, 2022.

Signatures on following page.

RELEASOR:

Texas Trust Credit Union

By:_____ _____

Jim Minge,
Chief Executive Officer

_____

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

First reading and public hearing on an ordinance for Z22-03 to rezone a property from the Two-Family Residential zoning district to the Neighborhood Commercial zoning district; being 0.23 acres, located at 103 & 107 W. 14th St., on appeal from a denial recommendation by the Planning Commission (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicants have submitted this rezoning request to allow a coffee shop on the property within a residential neighborhood. The property is zoned Two-Family Residential (RS-2) which does not allow retail uses such as coffee shops. On October 21, 2019, the applicants received a Conditional Use approval from the Planning Commission for a religious institution on the property (CU19-14). Their intent with the rezoning is to open a coffee shop inside the church building.

On January 24, 2022, the Planning Commission recommended DENIAL by a vote of 5-1 of the request citing incompatibility with the surrounding neighborhood. The applicants have subsequently appealed to City Council (see attached appeal letter).

Due to the denial recommendation from the Planning Commission, this item will require a supermajority (three-fourths) vote by the City Council.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On January 24, 2022, the Planning Commission recommended by a vote of 5-1 DENIAL of the request citing incompatibility with the surrounding neighborhood.

Attachments:

1.	Ordinance (Z22-03)	Ordinance (Z22-03).docx
2.	Staff Report (Z22-03)	Staff Report (Z22-03).pdf

3. Correspondence Correspondence.pdf

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF THE FOLLOWING PROPERTIES: **103 AND 107 WEST 14TH STREET, BEING 0.23 ACRES LOCATED AT THE SOUTHWEST CORNER OF N. IRVING STREET AND W. 14TH STREET;** FROM THE TWO-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO THE NEIGHBORHOOD COMMERCIAL (CN) ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-03: 103 & 107 W. 14th Street

WHEREAS, on the 24th day of January, 2022, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to deny the proposed Neighborhood Commercial (CN) Zoning District for being incompatible with the surrounding area under Section 213.G.3 of the Zoning Ordinance; and,

WHEREAS, on the 26th of January, 2022, the applicants filed an appeal to City Council of the Planning Commission's decision to deny the request; and,

WHEREAS, on the 15th day of February, 2022, City Council held a public hearing on Z22-03, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

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

The real properties located at the southwest corner of N. Irving Street and W. 14th Street, being Lots 1 & 2 in Block 79, Miles Addition, addressed as 103 and 107 W. 14th Street, comprising 0.23 acres; San Angelo, Tom Green County, Texas.

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

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

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

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

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

INTRODUCED with public hearing on the **15th day of February, 2022,** and finally PASSED, on this the **1st day of March, 2022.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

ATTEST:

_____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

EXHIBIT "A"

Rezoning

Z22-03: 103 & 107 W. 14th St.

Council District: Lucy Gonzales - District 4
Neighborhood: Blackshear
Scale: 1 " approx. = 100 ft

0.23 acres, 103 & 107 W. 14th St.

Legend

Subject Properties:
Current Zoning: RS-2
Requested Zoning Change: CN
Vision: Neighborhood

N

STAFF REPORT - Z22-03

Scheduled Hearings:
Planning Commission: January 24, 2022
City Council 1st reading: February 15, 2022
City Council 2nd reading: March 1, 2022

APPLICATION TYPE:	CASES:
Rezoning	Z22-03: 103 & 107 W. 14TH Street

SYNOPSIS:

The applicants have submitted this rezoning request to allow a coffee shop on the property. The property is zoned Two-Family Residential (RS-2) which does not allow retail uses such as coffee shops. On October 21, 2019, the applicants received a Conditional Use approval from the Planning Commission for a religious institution (church) on the property (CU19-14). They intend to open the new coffee shop inside the church building. **On January 24, 2022, the Planning Commission recommended by a vote of 5-1 DENIAL of the request citing incompatibility with the surrounding neighborhood. The applicants have subsequently appealed to City Council (see attached appeal letter).**

LOCATION:	LEGAL DESCRIPTION:
Southwest corner of N. Irving St./W. 14th St.	Lots 1 and 2, Block 79, Miles Addition

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #4 – Lucy Gonzales Blackshear Neighborhood	RS-2	N – Neighborhood	0.23 acres

NOTIFICATIONS:

23 notifications for Z22-03 were mailed within a 200-foot radius on January 5, 2021. **Staff received four owner responses and four tenant responses in support, and one response against.**

STAFF RECOMMENDATION:

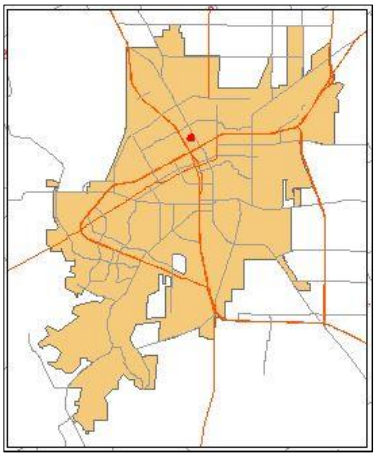
Staff recommends **APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street.

PROPERTY OWNER/PETITIONER:

Property Owners and Applicants:
Edward and Linda Gonzales

STAFF CONTACT:

Jeff Fisher, AICP
Chief Planner
(325) 657-4210, Extension 1550
jeff.fisher@cosatx.us



Rezonings: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The property is located within a "Neighborhood" Future Land Use designation in the City's Comprehensive Plan, updated in 2009. The neighborhood policies call to "promote an appropriate balance of use within each neighborhood" and that there should be a "neighborhood commercial center within walking distance of all homes within the defined neighborhood boundary." Rezoning to Neighborhood Commercial (CN) is consistent with these policies. CN zoning would allow both the coffee shop and existing church to serve the surrounding residential neighborhood.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** Each lot has a lot frontage of 50 feet, lot depth of 100 feet, and lot area of 5,000 square feet. The lot frontage and depth will meet the minimum 50' x 80' in the CN zone, however, the lot area of each lot separately is deficient as the CN zone requires a minimum lot area of 6,000 sq. ft. City Staff have spoken to the applicants and they have agreed to do a unity lot agreement to join the lots together. Chapter 1.V.7 of the Subdivision Ordinance allows two or more lots to be combined as a single lot under common ownership if they are less than or equal to one acre in size as the subject lots are. When combined, the lots will have a lot area of 10,000-sq. ft. in compliance with CN zoning. There are currently two parking spaces on the property for the church as required. The portion of the building used for the coffee shop will require a change of occupancy permit. Coffee shop floor areas accessible to the public will require one parking space per 100 sq. ft. Additional on-site parking if required would need to be installed prior to the final inspection for change of occupancy.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The CN zoning is compatible with the surrounding area which contains other commercial and institutional uses. These include The Church of the Bread of Life to the west approved by the Planning Commission on December 17, 2018 (CU18-24), a funeral home approved in 1954 by a Special Permit (SP153), and commercial zoning and uses along the Martin Luther King Drive and N. Chadbourne Street corridors nearby.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The applicants and operators of the church wish to add a coffee shop which is not allowed in the RS-2 zoning or the approved Conditional Use which only allows the church.

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

environmental affects at this time. If additional parking is required at time of permitting, a review of drainage, grading, and stormwater will be conducted by Engineering Services to address any environmental issues.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes there is a need for small-scale, neighborhood commercial development in this area. A coffee shop inside the church would

7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property is located on a corner property fronting a collector road (14th Street) and not in the middle of residential homes, respecting the existing land use pattern already established.

Recommendation:
Staff recommends **APPROVAL** of a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street.

Note: Prior to Council approval of the rezoning, the applicants will enter into a unity lot agreement with the City combining the two lots under common ownership to comply with the minimum CN lot size requirement in the Zoning Ordinance. If that does not happen, staff will recommend denial, since the subject lots would not meet the minimum lot size for the district.

Attachments:
Aerial Map
Future Land Use Map
Zoning Map
Photographs
Appeal Letter
Application

Rezoning

Z22-03: 103 & 107 W. 14th St.

Council District: Lucy Gonzales - District 4
Neighborhood: Blackshear
Scale: 1 " approx. = 100 ft

0.23 acres, 103 & 107 W. 14th St.

Legend
Subject Properties:
Current Zoning: RS-2
Requested Zoning Change: CN
Vision: Neighborhood

N

Rezoning

Z22-03: 103 & 107 W. 14th St.

Council District: Lucy Gonzales - District 4
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0.23 acres, 103 & 107 W. 14th St.

Legend
Subject Properties:
Current Zoning: RS-2
Requested Zoning Change: CN
Vision: Neighborhood

N

Photos of Site and Surrounding Area

EAST ON 14TH STREET

NORTH OF 14TH STREET

WEST ON 14TH STREET

SOUTH AT SUBJECT PROPERTY

WEST ON 14TH STREET (EXISTING CHURCH AND FUNERAL HOME)

Appeal Letter

From: Linda Gonzales
To: James, Jon
Cc: Fisher, Jeff
Subject: Appeal for Case# Z22-03
Date: Wednesday, January 26, 2022 9:36:34 AM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Good Morning Gentleman,

This e-mail is to inform you that we wish to move forward with the appealing process in hopes that the Coffee Shop decision will be overturned. If there are any additional forms that need to be filled out or any questions that you may have, please feel free to contact us at (325)245-6485. We understand the next meeting is scheduled for February 15, 2022 at 8:30AM in McNeese Convention Center. Thank you for your attention to this matter.

Effective January 3, 2017

City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): EDWARD & LINDA GONZALES

☒ Owner ☐ Representative (Notarized Affidavit Required)

P.O. Box 3485 — Mailing Address
SAN ANGELO — City
TX. — State
76902 — Zip Code

325-245-6485 — Contact Phone Number
gonza.32@hotmail.com — Contact E-mail Address

103 W. 14th — Subject Property Address
SAN ANGELO — City
TX. — State
76903 — Zip Code

Lot 1 & 2, BLK: 79, SUBD: Miles Addition
Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)

Existing Zoning: RS2 **Proposed Zoning:** Neighborhood Commercial **Lot size:** 100ft. x 100ft.

(Zoning Map available on City Maps)

Section 2: Site Specific Details

Existing Use of Property: RS2 Special Conditional Use As A Ministry Building

*Proposed Use of Property: Coffee Shop/Ministry

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

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

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

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

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

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

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

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

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
EDWARD S. GONZALES	Edward S. Gonzales		12-30-21
LINDA M. GONZALES	Linda M Gonzales		12-30-21

Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete — Date of Application: _____/_____/_____

Case No.: Z_____--_____ — Fully-dimensioned site plan: ☐

Nonrefundable fee: $_____ — Receipt #: _____ — Date paid: _____/_____/_____

Sign Deposit $37.50 — Receipt #: _____ — Date paid: _____/_____/_____

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

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

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

Planning Commission hearing date: _____/_____/_____ — Date notifications due: _____/_____/_____

City Council hearing date: _____/_____/_____ — Packets due date: _____/_____/_____

Publication date: _____/_____/_____

Reviewed/Accepted by: _____ — Date: _____/_____/_____

From:	Linda Gonzales
To:	James, Jon
Cc:	Fisher, Jeff
Subject:	Appeal for Case# Z22-03
Date:	Wednesday, January 26, 2022 9:36:34 AM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

Good Morning Gentleman,

This e-mail is to inform you that we wish to move forward with the appealing process in hopes that the Coffee Shop decision will be overturned. If there are any additional forms that need to be filled out or any questions that you may have, please feel free to contact us at (325)245-6485. We understand the next meeting is scheduled for February 15, 2022 at 8:30AM in McNeese Convention Center. Thank you for your attention to this matter.

Sincerely,

Edward and Linda Gonzales

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

From: clifford kerr
To: *Planning
Subject: Zoning change Z22-03
Date: Friday, January 21, 2022 5:58:49 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

I acquired this residence, 109 Wext 14th St. on October 29, 2019 and soon thereafter notice a sign indicating a zoning change erected on the adjacent vacant property East of mine (103 & 107 West 14th st). Neither myself or my Real estate agent was aware of such proposed or approved zoning changes. Months thereafter I learned from the subject owner(s) that a house of worship (ministry) was to be erected. That was a major anxiety relief and as a partially disabled and decorated Vietnam war veteran I fully support both God, country and freedoms thereof.
Now further proposed changes to commercial zoning however, absolutely runs counter to my objective and investment in my small but very high quality brick residence with anticipate peace and tranquility for what remains after my 77 years. Perhap extreme but I have nightmarish images of a tavern or dog kennel or in subsequent years of evolving businesses. I hereby strongly object and disapprove of this zoning change and request you, on my behalf deny same.

I anticipate arriving at the 9 AM public hearing.

I sincerely hope and pray the subject property owners will pursue their aspirations for a welcomed house of worship.

Sincerely,
Clifford Kerr
109 West 14th St.
San Angelo, Texas.

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and may constitute attorney work product or be exempt from disclosure under one or more of the following sections of the Texas Public Information Act: SECS. 552.101, 552.103 or 552.107. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication. Thank you.

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-03

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: WILSON KING VIVION JR ET AL
Parcel I.D.: 22
Address: 406 NORTHWOOD DR
Georgetown, TX 78628

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Signature: [signature]

Additional Comments:

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

NOTICE OF PUBLIC HEARING

RE: Zone Change Z22-03 **1/7/2022**

On **Monday, January 24, 2022,** during a meeting scheduled to begin at **9:00 am**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall, 72 West College Avenue,** to recommend approval or denial to City Council **for a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street,** *San Angelo, Tom Green County, Texas.*

This hearing is open to any interested person. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below.

The attached map shows the area of this request. Only that area which is bounded by the red line on the map is being considered for this request. The solid boundary line around the subject area is only a notification area. If approved by the Planning Commission or if denied and appealed to San Angelo's City Council within the specified ten-day period, this case will be heard by City Council with a public hearing on **Tuesday, February 15, 2022 at 8:30 AM in McNease Convention Center 501 Rio Concho Dr., San Angelo, Texas 76903.**

Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. If you have questions about these proceedings, please contact **Jeff Fisher, Chief Planner**, at telephone 325-657-4210 ext: 1550 or by email address jeff.fisher@cosatx.us

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For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-03
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GONZALES EDWARD S & LINDA M
Parcel I.D.: 6
Address: 116 W 14TH ST

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Good idea!

Signature: Esperanza Murillo
114 W. 13
San Angelo tx 76903

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

NOTICE OF PUBLIC HEARING

RE: Zone Change Z22-03 **1/7/2022**

On **Monday, January 24, 2022,** during a meeting scheduled to begin at **9:00 am**, the Planning Commission for the City of San Angelo will hold a public hearing on the request described below. The meeting will be held in the **East Mezzanine of City Hall, 72 West College Avenue,** to recommend approval or denial to City Council **for a rezoning from the Two-Family Residential (RS-2) Zoning District to the Neighborhood Commercial (CN) Zoning District; being 0.23 acres, located at 103 & 107 W. 14th Street,** *San Angelo, Tom Green County, Texas.*

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Planning Commission members are citizens appointed by San Angelo's City Council, specifically to hear and decide certain matters regarding the use and development of land within the city limits of San Angelo. If you have questions about these proceedings, please contact **Jeff Fisher, Chief Planner**, at telephone 325-657-4210 ext: 1550 or by email address jeff.fisher@cosatx.us

---

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-03
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: GONZALES EDWARD S & LINDA M
Parcel I.D.: 6
Address: 116 W 14TH ST

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Diane Sanchez
13 W. 13th Street
S.A., Tx. 76903

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

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Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Jay Alder

109 W. 13th

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

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Address: 116 W 14TH ST

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903 Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Raymen Capuchino

113 W 13th

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

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Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: Abigail Salinas

Good idea to have something knew here.
117 W 13th St

The City Of
San Angelo, Texas
Planning Division
52 West College Avenue, 76903

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Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☐ I am opposed ☐

Additional Comments:

Signature: Miriam Flores
30 W 13th San Angelo TX
76903

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Email: planning@cosatx.us

I am in favor ☑ I am opposed ☐

Additional Comments:

Signature: [illegible]

122 W 13th St / Reel

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Public hearing and first reading on an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 9.278-acre tract of land out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas, located southwest of Sherwood Way and FM 2288 along the southward extension of Apaloosa Trail. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicant, Mills Development Inc., has filed this application to annex 9.278 acres out of an unplatted survey tract, and the south extension of Appaloosa Trail, south of Sherwood Way. The property is immediately south of the Boulevard Apartments. The applicant has submitted a concurrent application for zoning the land to Low Rise Multifamily Residential (RM-1) for a proposed multifamily apartment complex. RM-1 zoning also allows single and two-family homes, zero lot line homes, twinhomes, and townhomes. The city is looking at realigning the minor arterial and collector roads in the immediate area which will affect the location of future lot layouts, new streets, and utilities. At present, Staff has discussed with the applicant the need to submit a preliminary plat for the annexed property and its remainder being created; and a final plat for the annexed property to allow connection to city facilities and building permits.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

Staff recommends approval of this annexation.

Attachments:

1.	Memo (Annexation Appaloosa Trail)	Memo (Annexation Appaloosa Trail).pdf
2.	Ordinance & Service Plan (Annexation Appaloosa Trail)	Ordinance & Service Plan (Annexation Appaloosa Trail).docx
3.	Appaloosa_Annexation (survey)	Appaloosa_Annexation (survey).pdf

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

MEMO

Meeting Date: February 15, 2022

To: City Council

From: Jeff Fisher, AICP
Chief Planner

Agenda Item: Public hearing and first reading on an ordinance annexing into the City of San Angelo, by petition of the property owner, an unaddressed 9.278-acre tract of land out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas, located southwest of Sherwood Way and FM 2288 along the southward extension of Appaloosa Trail. (Presentation made by Planning & Development Services Director Jon James)

Planning Commission Recommendation:
On January 24, 2022, the Planning Commission voted unanimously 6-0 to approve both the annexation and associated zoning to Low Rise Multifamily Residential (RM-1).

Background:
The applicant, Mills Development Inc. has filed this application to annex 9.278 acres out of an unplatted survey tract, and the south extension of Appaloosa Trail, south of Sherwood Way. The property is immediately south of the Boulevard Apartments. The applicant has submitted concurrently an application for zoning the land to Low Rise Multifamily Residential (RM-1) for a potential multifamily apartment complex. RM-1 zoning also allows single and two-family homes, zero lot line homes, twinhomes, and townhomes. The city is looking at realigning the minor arterial and collector roads in the immediate area which will affect the location of future lot layouts, new streets, and utilities. At present, Staff has discussed with the applicant the need to submit a preliminary plat for the annexed property and its remainder being created; and a final plat for the annexed property to allow connection to city facilities and building permits.

Compatibility with the City's Comprehensive Plan:
The City's 2009 Strategic Plan Update to its Comprehensive Plan sets certain policies for annexation of land into the City Limits. The property is identified in the City's Annexation Plan as "immediate". The annexation polices call to "focus immediate short-term annexation efforts on areas already served by City water system but which remain outside City limits." The property is

immediate adjacent to the Boulevard Apartments and a water and sewer line. These lines could be easily extended to service the annexed property. City Staff is continuing discussions with the property owner, consultant, and City Staff including Engineering and Water Utilities to address these issues through implementation of a Servicing Plan prior to adoption of the Zone Change and Annexation. The property has a future land use of "Neighborhood" in the Comprehensive Plan which calls to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo's neighborhoods." The proposed RM-1 zoning will facility future single-family home construction consistent with this policy.

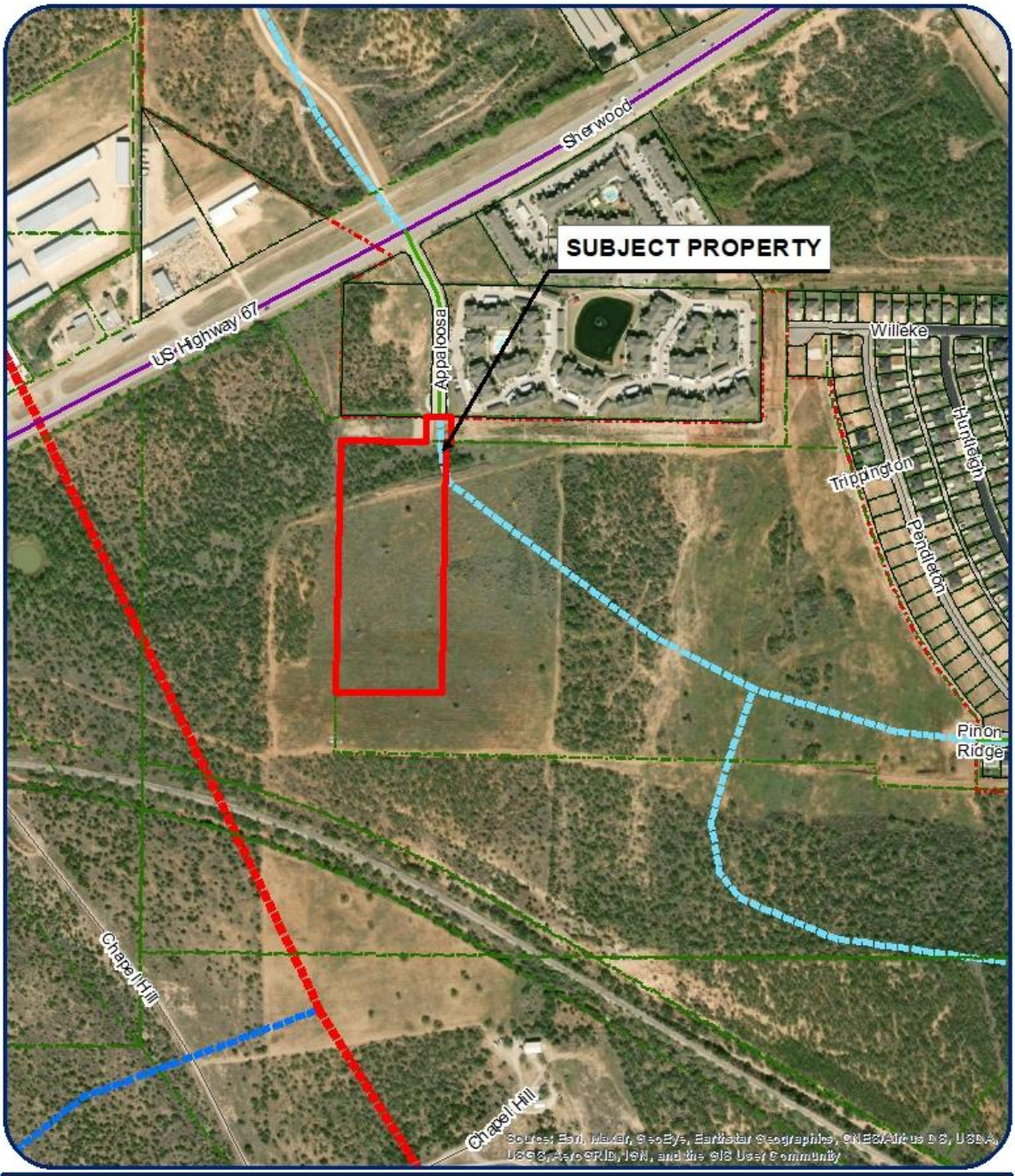
Annexation Process, Timeline, and Servicing Plan:
This annexation request is governed by Chapter 43, Subchapter C-3 of the Texas Local Government Code (TLCG) which authorizes a municipality under Section 43.0671 to annex an area if each owner of land in the area requests the annexation. The proposed timeline (subject to change) is as follows:

- December 7, 2021: The proposed annexation petition was accepted by City Council. If and the 90-day annexation begun.
- January 24, 2022: The Zone Change was presented to the Planning Commission for recommendation, and the annexation item will be presented for discussion only.
- February 15, 2022: The first public comment hearing of the Annexation, first hearing of the Annexation Ordinance, and first hearing of the Zone Change.
- March 1, 2022: The second reading of the Annexation Ordinance and second reading of the Zone Change.

Chapter 43.0672 of the TLGC requires the City to enter into a written agreement with the owner to include a list of each service the City will provide on the effective date of annexation; and a schedule that includes the period within which the City will provide each service that is not provided on the effective annexation date. City Staff will prepare this service plan and any associated cost/benefit analysis and submit to City Council for approval prior to final approval of the annexation.

Requested Action:
APPROVE the proposed annexation request.

Attachment:
Aerial Map
Future Land Use Map
Zoning Map
Annexation Petition
Survey



Rezoning

Z22-01: Appaloosa Trail (south extension)

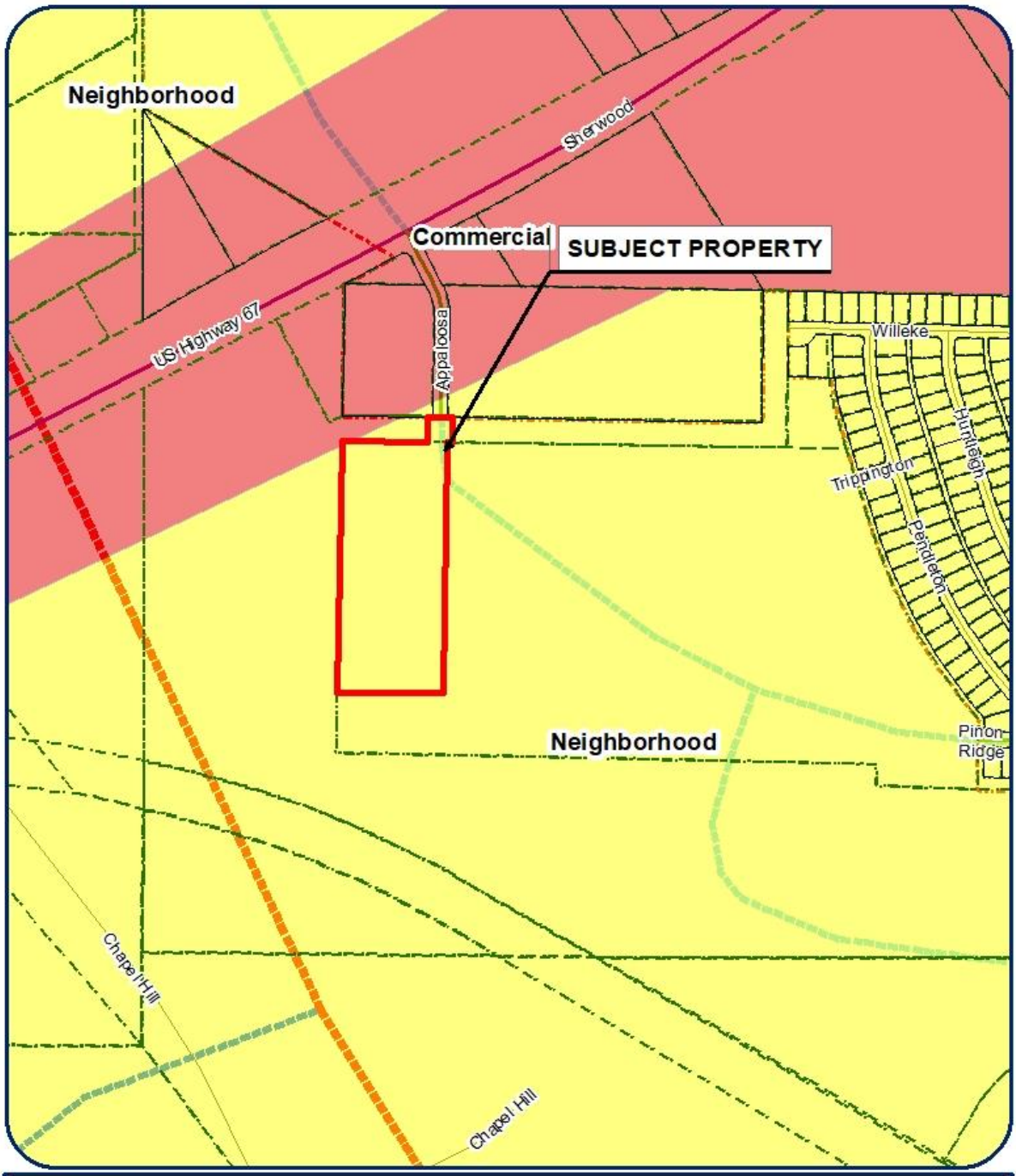
Council District: N/A
Neighborhood: N/A
Scale: 1 " approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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

N



Rezoning

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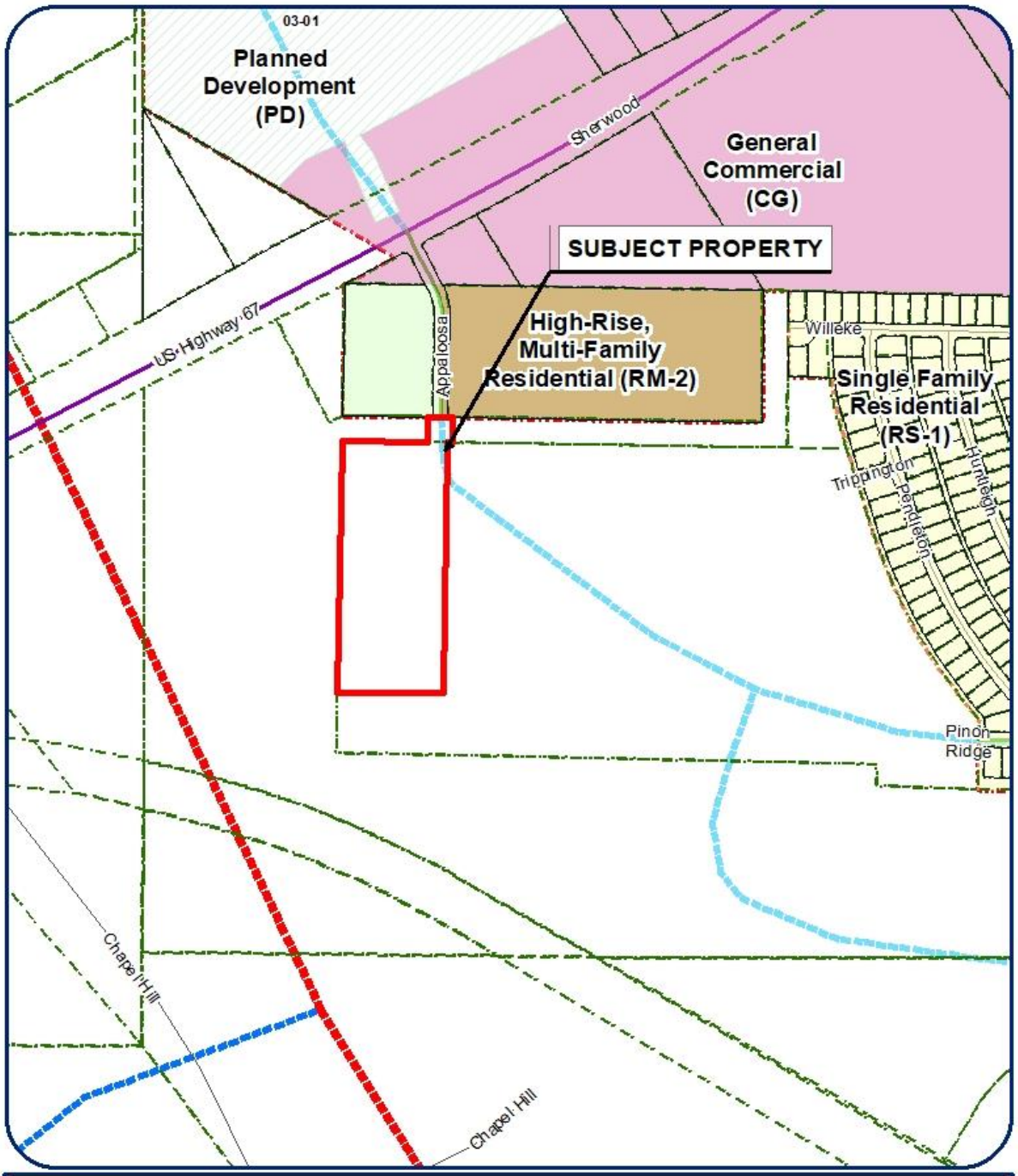

Rezoning

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Neighborhood: N/A
Scale: 1 " approx. = 500 ft

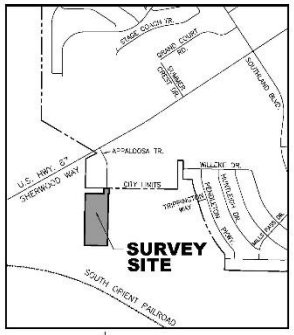
9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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

N

COPYRIGHT 2021
THE SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY IS VOID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.



VICINITY MAP

NOTES CORRESPONDING TO SCHEDULE "B"

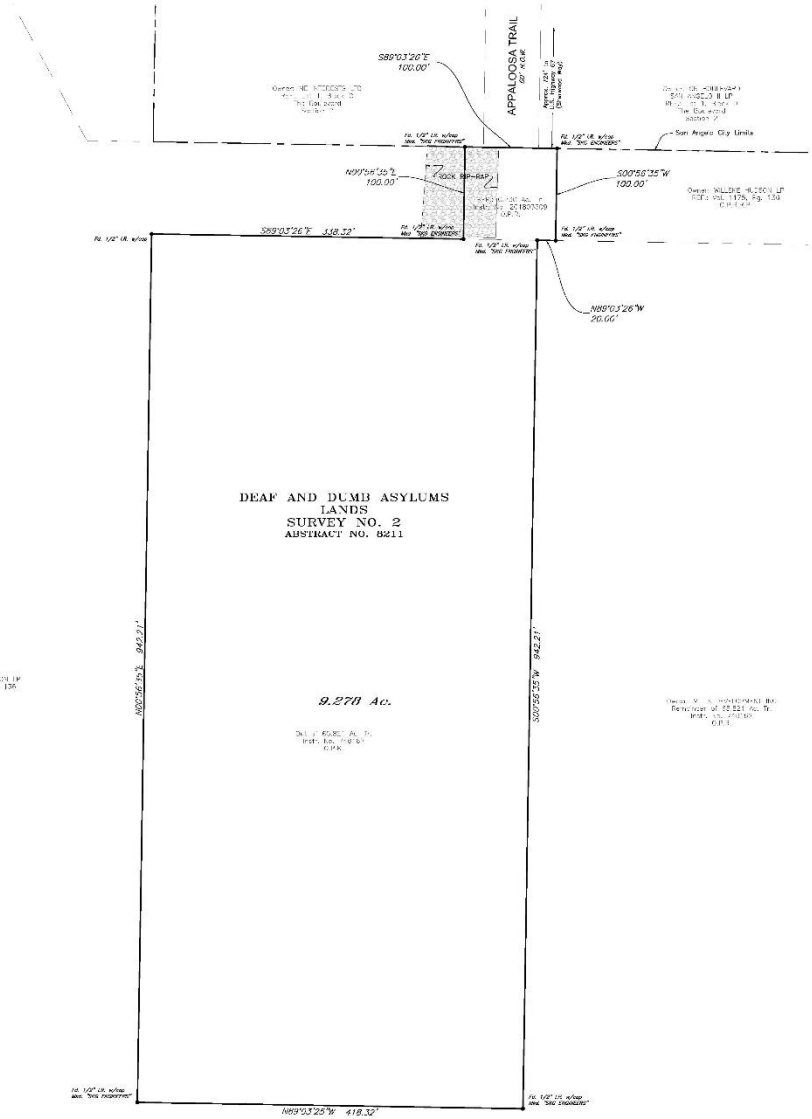
Fidelity National Title Insurance Company
Effective Date: January 25, 2021
GF No. 1540003J
Commitment: No. 1540003J1, issued February 24, 2021 12:00 AM

13.

a. Not a survey item.

TABLE A NOTES

1. Monuments are as shown on this survey.
2. According to Tom Green County Central Appraisal District, the address for this site is unassigned.
3. This entire tract is located within the limits of Zone "X" as determined by Federal Emergency Management Agency Flood Insurance Rate Map Number 48451C0470E, effective date June 19, 2012.
4. Gross land area = 9.278 acres.
6.(b) Subject property has no Zoning Classification at the time of this survey.
7.(a) No buildings exist.
7.(b) No buildings exist.
7.(c) No buildings exist.
8. Substantial features observed in the process of conducting the survey are as shown.
12. H.U.D. survey-related requirements are as shown on this survey.
13. Names of adjoining land owners of platted lands are as shown.
14. The distance to the nearest intersecting street is as shown.
16. There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. At the time of this survey, there was no proposed change in street right-of-way lines.
18. Plottable utility easements or servitudes benefiting surveyed property that are disclosed in the recent documents provided to the surveyor and are observed in the process of conducting the survey are as shown.
19. Professional liability insurance in the amount of $1,000,000 was in effect throughout the term of conducting this survey.



Being an area of 9.278 acres of land out of The Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas, and said 9.278 acre tract also being out of that certain 65.821 acre tract described and recorded in Instrument No. 746163, Official Public Records of Tom Green County, Texas and that certain 0.250 acre tract described and recorded in Instrument No. 201800309, Official Public Records of Tom Green County, Texas and said 9.278 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod with cap found for the west northwest corner of this tract and northwest corner of said 65.821 acre tract,

Thence with the north line of said 65.821 acre tract and in a south by north line of this tract, N 89° 03' 26" E, 338.32 feet to a 1/2" iron rod with cap stamped "SKG ENGINEERS" set for an ell corner of this tract and the northwest corner of said 0.250 acre tract,

Thence with the west line of said 0.250 acre tract, N 00° 56' 35" E, 100.00 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of said 0.250 acre tract and the north northwest corner of this tract and being in the south line of certain Lot 1, Block O, The Boulevard San Angelo Section Two per plat recorded in Instrument No. 201400299, Official Public Records of Tom Green County, Texas,

Thence with the south line of said 0.250 acre tract and said south line of Lot 1, Block O, S 89° 03' 26" E, 20.00 feet to the southwest corner of Appaloosa Trail, of said Section 2 and northwest corner of said Lot 1, of 60.00 foot wide public road and corner of said Appaloosa Trail and non-road corner of section no. 3, Block D, said Section 2, of a total distance of 100.00 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of said 0.250 acre tract and this tract,

Thence with the east line of this tract and said 0.250 acre tract, S 00° 56' 35" W, 100.00 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the east corner of said 0.250 acre tract and the north northeast corner of said 65.821 acre tract and all corners of this tract of being in the south line of said 65.821 acre tract,

Thence with the south line of said 0.250 acre tract and south line of said 65.821 acre tract, S 89° 03' 26" W, 20.00 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the south east corner of this tract,

Thence with the southerly east line of this tract and across said 65.821 acre tract, S 00° 56' 35" W, 842.21 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of this tract,

Thence with the south line of this tract, N 89° 03' 25" W, 418.32 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of this tract in the west line of said 65.821 acre tract,

Thence with the west line of this tract and said 65.821 acre tract, N 00° 56' 35" E, 845.21 feet to the place of beginning and containing an area of 9.278 acres of land.

ALTA/NSPS LAND TITLE SURVEY

THE SURFACE ESTATE ONLY IN AND TO: A 9.28± ACRE TRACT OF LAND OUT OF THE DEAF AND DUMB ASYLUMS LANDS SURVEY 2, ABSTRACT NO. 8211, TOM GREEN COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 65.821 ACRES OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 24, 2013, TO MILLS DEVELOPMENT INC., A TEXAS CORPORATION, AND RECORDED UNDER DOCUMENT #746163, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

To: Mills Development, Inc., a Texas Corporation and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 12, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 13, 2021.

Date of Plat or Map: October 4, 2021.

RUSSELL T. GILLY
6535

RUSSELL T. GILLY (rtg@skge.com)
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6535

21-S-1382

SCALE: 1"= 40'
0 20 40 80
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON THE PLAT OF RECORD.

LEGEND

	PROPERTY LINE
	EASEMENT
	CURB & GUTTER
●	FE. 1/2" I.R.
o	SET 1/2" I.R.
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
T.	TRACT
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
Sq. Ft.	SQUARE FEET
Vol.	VOLUME
Pg.	PAGE
Ac.	ACRE
±	±/-AND
D.R.	DEED RECORDS
P.R.	PLAT RECORDS
OPR-P	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

SKG
ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
109 SOUTH HILL STREET
SAN ANGELO, TEXAS 76903
PHONE 325 655.1769
FAX 325 657.6188
F.R.N. No. 10102400
www.skge.com

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF SAN ANGELO, TEXAS

The undersigned owner(s) of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition(s) your honorable Body to extend the present city limits so as to include as part of the City of San Angelo, Texas, the property described in Exhibit "A", by metes and bounds and attached herein.

Rocky Templin certifies that the above described tract of land is contiguous and adjacent to the City of San Angelo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having interest in said land.

Signed: Rocky Templin

Printed Name: Rocky Templin

Title: President Date: 11-24-21

THE STATE OF TEXAS

COUNTY OF TOM GREEN

BEFORE ME, this instrument was acknowledged on 11-24-2021 by person's name or entity.

Norma Jean Sharp

Notary Public, State of Texas

My commission expires: 9-25-2022

NORMA JEAN SHARP
Notary Public
STATE OF TEXAS
ID#7558496
My Comm. Exp. Sept. 25, 2022

AN ORDINANCE ANNEXING INTO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ON PETITION OF PROPERTY OWNERS, TERRITORY GENERALLY DESCRIBED AS AN UNADDRESSED 9.278-ACRE TRACT OF LAND OUT OF THE DEAF AND DUMB ASYLUMS LANDS SURVEY NO. 2, ABSTRACT NO. 8211, TOM GREEN COUNTY, TEXAS, SITUATED SOUTHWEST OF SHERWOOD WAY AND F.M. 2288 AT THE SOUTH EXTENSION OF APPALOOSA TRAIL; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR AMENDMENT OF THE BOUNDARIES AND OFFICIAL MAP OF THE CITY; APPROVING A SERVICE PLAN THEREFORE; SUBJECTING THE PROPERTY SITUATED THEREIN TO BEAR ITS PRO RATA PART OF TAXES LEVIED; PROVIDING RIGHTS AND PRIVILEGES AS WELL AS DUTIES AND RESPONSIBILITIES OF INHABITANTS AND OWNERS OF SAID TERRITORY; DIRECTING NOTICES AS REQUIRED BY LAW; PROVIDING A SEVERABILITY CLAUSE; DECLARING COMPLIANCE WITH OPEN MEETINGS ACT; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of San Angelo, Texas (the "City") is a home-rule municipality authorized by State law and the City Charter to annex territory lying adjacent and contiguous to the corporate limits of said City; and

WHEREAS, pursuant to Texas Local Government Code, Section 43.0671, all of the owners of a tract of land containing 9.278 acres situated immediately southwest of the City Limits, generally located southwest of Sherwood Way and F.M. 2288, more fully described in Exhibit "A," attached hereto and made a part hereof for all purposes (hereinafter the "Territory"), have petitioned the City Council in writing to annex the Territory into the corporate limits of the City; and,

WHEREAS, the Territory is not appraised for ad valorem tax purposes as land for agricultural or wildlife management use, or as timber land, and Section 43.016 of the Texas Local Government Code does not apply to the proposed annexation; and,

WHEREAS, the City Council accepted the Petition Requesting Annexation by Territory owners, and directed Planning staff to proceed with the proposed annexation schedule, at a regularly held meeting of the City Council on December 7, 2021; and,

WHEREAS, a public hearing on the annexation was held, the 15th day of February 2022, as required by law, where all interested persons were provided an opportunity to be heard on the proposed annexation of the Territory; and

WHEREAS, all notices have been issued as required by law and all public hearings have been held within the time required by law pursuant to notices duly posted and published; and

WHEREAS, a service plan has been prepared that provides for the extension of appropriate municipal services into the Territory, which plan is attached hereto, and the City is able to provide such services; and

WHEREAS, the Territory is not within the boundaries of any other municipality, lies within the extraterritorial jurisdiction of the City, and lies adjacent to and adjoins the present boundaries of the City;

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

Section 1 Findings of Fact. All of the above premises are hereby found to be true and correct and are incorporated into the body of this ordinance as if fully set forth; and all required legal conditions for annexation have been met.

Section 2 Annexation. The Territory described in Exhibit "A," attached hereto and incorporated herein for all purposes, said Territory lying adjacent to and contiguous with the present boundaries of the City, be and is hereby added and annexed into the City, and said Territory shall hereafter be included within the corporate limits of the City, and the present boundary lines of said City, at various points contiguous with the Territory annexed, are hereby altered, extended and amended so as to include said Territory within the corporate limits of the City.

Section 3 Amendment of Boundaries and Official Map of City. The official map and boundaries of the City, heretofore adopted and amended, shall be and are hereby amended so as to include the aforementioned annexed Territory as part of the City, and incorporated into the adjacent Single Member District No. 6 (SMD 6).

Section 4 Service Plan. The service plan attached hereto as Exhibit "B" is hereby approved and is incorporated herein for all purposes. The City makes an affirmative determination that this service plan provides for the extension of services to the annexed Territory which are comparable to other areas within the City with similar land utilization, population density and topography. It is further found that those characteristics of land use, population density and topography which distinguish this Territory from other areas of the City are considered a sufficient basis for providing a different level of services in the annexed Territory.

Section 5 Pro Rata Share of Taxes. The annexed Territory, being a part of the City for all purposes, shall bear its pro rata part of taxes levied by the City.

Section 6 Rights, Privileges and Duties of Inhabitants. The inhabitants of the annexed Territory shall be entitled to all the rights and privileges of the other citizens of the City and shall be bound by the Charter, Ordinances, Resolutions and other regulations of the City.

Section 7 Filing and Notice of Ordinance. The City Clerk is hereby directed to file a certified copy of this Ordinance with the County Clerk of Tom Green County, Texas, the Voting Registrar of Tom Green County, the Tom Green County Appraisal District, and the Texas Comptroller of Public Accounts in the manner required by law. The City Clerk is further directed to notify any service providers of services in the annexed Area, and all other parties as required by law.

Section 8. Severability. If any part, provision, section, subsection, sentence, clause or phrase of this ordinance (or the application of same to any person or set of circumstances) is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining parts of this ordinance (or their application to other persons or sets of circumstances) shall not be affected thereby, it being the intent of City Council in adopting this ordinance, that no part thereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality of any other part hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 9. Open Meeting Act Compliance. The City Council for the City of San Angelo hereby finds and declares that the meetings at which this ordinance was introduced and finally passed were open to the public as required by law and that public notice of the time, place and purpose of said meetings was given as require by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 10. Effective Date. This ordinance will become effective on, from and after its date of adoption.

INTRODUCED with public hearing on the 15th day of February, 2022, and finally PASSED, APPROVED AND ADOPTED on this the 1st day of March, 2022.

THE CITY OF SAN ANGELO

By: _____
Brenda Gunter, Mayor

ATTEST:

By: _____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

Exhibit “A” (Legal Description and Survey)

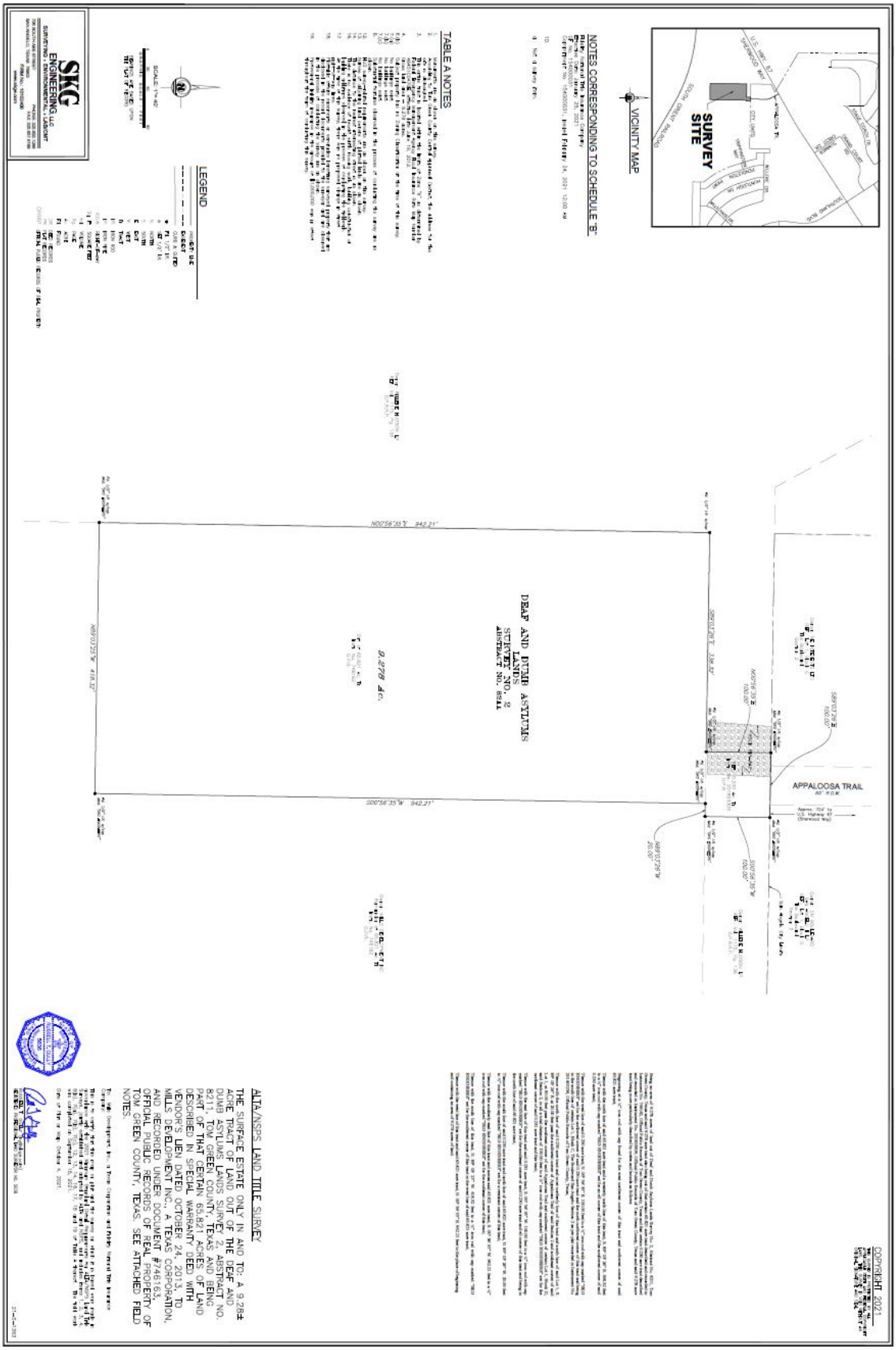


Exhibit "A" (Legal Description and Survey)

Being an area of 9.278 acres of land out of Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas and said 9.278 acre tract also being out of that certain 65.821 acre tract described and recorded in Instrument No. 746162, Official Public Records of Tom Green County, Texas and that certain 0.230 acre tract described and recorded in Instrument No. 201803309, Official Public Records of Tom Green County, Texas and said 9.278 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod with cap found for the west northwest corner of this tract and northwest corner of said 65.821 acre tract;

Thence with the north line of said 65.821 acre tract and a westerly north line of this tract, S. 89° 03' 26" E. 338.32 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an ell corner of this tract and the southwest corner of said 0.230 acre tract;

Thence with the west line of said 0.230 acre tract, N. 00° 56' 35" E. 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of said 0.230 acre tract and the north northwest corner of this tract and being in the south line of certain Lot 1, Block C, The Boulevard San Angelo Section 2 as per plat recorded in Instrument No. 201405259, Official Public Records of Tom Green County, Texas;

Thence with the north line of said 0.230 acre tract and most northerly line of this tract and south line of said Lot 1, S. 89° 03' 26" E. at 20.00 feet pass the southwest corner of Appaloosa Trail of said Section 2 and southeast corner of said Lot 1, at 80.00 feet pass the southeast corner of said Appaloosa Trail and southwest corner of certain Lot 1, Block D, said Section 2, in all a total distance of 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of said 0.231 acre tract and this tract;

Thence with the east line of this tract and said 0.231 acre tract, S. 00° 56' 35" W. 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of said 0.230 acre tract and ell corner of this tract and being in the north line of said 65.821 acre tract;

Thence with the south line of said 0.230 acre tract and north line of said 65.821 acre tract, N. 89° 03' 26" W. 20.00 feet to ½" iron rod with cap marked "SKG ENGINEERS" set for a reentrant corner of this tract;

Thence with the southerly east line of this tract and across said 65.821 acre tract, S. 00° 56' 35" W. 942.21 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of this tract;

Thence with the south line of this tract, N. 89° 03' 25" W. 418.32 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the southwest corner of this tract in the west line of said 65.821 acre tract;

Thence with the west line of this tract and said 65.821 acre tract, N. 00° 56' 35" E. 942.21 feet to the place of beginning and containing an area of 9.278 acres of land.

EXHIBIT B

SERVICE PLAN AGREEMENT. This Agreement, including the following Service Plan, constitutes the service plan agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

COMMENCEMENT OF SERVICES. Except as otherwise provided herein, the City will provide the municipal services set forth below commencing on the effective date of annexation. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

SERVICES NOT PROVIDED. Pursuant to Texas Local Government Code Section 43.0672(c), it is understood and agreed that the City is not required to provide a municipal service that is not included in this Agreement.

AGREEMENT RUNS WITH THE LAND. This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The terms of this Agreement constitute covenants running with the land comprising the Territory and is binding on the Owner(s).

Executed on the ___ day of March, 2022, to be effective on the effective date of annexation of the Territory.

CITY OF SAN ANGELO

By:_____
Daniel Valenzuela
City Manager

Attest:

_____
Julia Antilley, City Clerk

Approved as to Content:

_____
Jon James, Planning &
Development Services Director

MILLS DEVELOPMENT, INC. (OWNER)

By:_____
Rocky Templin
President

Approved as to Form and Legality:

_____
Theresa James, City Attorney

SERVICE PLAN FOR EXTENSION OF MUNICIPAL SERVICES TO AN AREA DESCRIBED AS FOLLOWS:

Generally located southwest of Sherwood Way and F.M. 2288 at the south extension of Appaloosa Trail, and specifically described as an unaddressed 9.278-acre tract of land out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, Tom Green County, Texas, being more particularly described by metes and bounds, in Tom Green County, Texas (Mills Development, Inc.).

SERVICE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION:

1. **POLICE PROTECTION**

Existing Services: None

Services to be provided:
The City of San Angelo, Texas and its Police Department will provide police protection to the newly annexed territory at the same or similar service now being provided to other areas of the City of San Angelo, Texas.

Patrolling, radio and dispatch responses to calls, traffic enforcement, and other routine police services will be provided.

2. **FIRE PROTECTION AND EMERGENCY SERVICES**

Existing Services: Emergency medical services provided by the City of San Angelo currently extend to medical emergencies county wide. No other services currently provided.

Services to be provided:
The City of San Angelo, Texas and its Fire Department will provide fire protection and emergency medical service to the newly annexed territory at the same or similar level of service now being provided to other areas of the City of San Angelo, Texas which exhibit land use and population densities similar to that of the newly annexed area.

The City of San Angelo Fire Department will respond to all dispatched calls (including those for emergency medical services) and other requests for service or assistance within the newly annexed area, the same as it would within other areas inside the City limits of San Angelo.

Topography, land use, and population density will not affect fire or emergency services.
The newly annexed area has provided plans and a proposed installation schedule for new water hydrants to service the area.

The Office of Fire Prevention will provide permitting and inspection services upon annexation. This includes issuing permits and conducting fire sprinkler, fire alarm, commercial hood or special agent system inspections as well as occupancy and maintenance inspections for any new construction and remodeling projects, as well as any other applicable enforcement of adopted codes and standards within the City of San Angelo.

3. **SOLID WASTE COLLECTION**

Existing Services: None

Services to be provided:

The same regular solid waste collection services now provided within the city will be extended to the newly annexed area after the effective date of annexation.

4. MAINTAINING WATER AND WASTEWATER FACILITIES

Existing Services: None

Services to be provided:
Water and sanitary sewer service to the area will be provided in accordance with the City Code of Ordinances and departmental policy. When other property develops in the adjacent area, water and sanitary sewer service shall be extended in accordance with the City of San Angelo Code of Ordinances and departmental policy. Prior to future development, a subdivision plat(s) shall be approved by the City and recorded with Tom Green County that includes any required provisions for water and sanitary sewer service.

As part of the subdivision plat, the developer/owner shall prepare and submit plans for approval of a looped water main system or approved deferral process, illustrating the proposed installation of a water main and complete the installation in accordance with the approved version of these plans prior to plat recordation.

5. MAINTAINING ROADS, STREETS, AND ALLEYWAYS

Existing Services: None

Services to be provided:

Developers of land within the newly annexed territory will be required to provide streets in accordance with applicable ordinances of the City of San Angelo, and such street improvements shall comply with specifications required by the City of San Angelo, for properly dedicated streets. Any and all roads, streets or alleyways which have been properly dedicated to the public shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar land use, population density and topography.

6. MAINTAINING PARKS, PLAYGROUNDS, AND SWIMMING POOLS

Existing Services: None

Services to be provided:
Upon annexation, the owners and residents of property located within the annexed area shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the City.

Private parks, playgrounds, and/or swimming pools will remain under private ownership and will be maintained under private ownership and responsibility.

7. BUILDING INSPECTION

Existing Services: None

Services to be provided:
The Building Inspection Department will provide building permitting services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City of San Angelo.

8. PLANNING AND ZONING

Existing Services: None

Services to be provided:
The Planning Division's responsibility for regulating development and land use through the administration of the City of San Angelo Zoning Ordinance and Comprehensive Plan will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of San Angelo Subdivision Ordinance. These services can be provided within the department's current budget.

9. CODE COMPLIANCE

Existing Services: None

Services to be provided:
The Code Compliance Division generally enforces compliance with the City's Codes and Ordinances, largely on a complaint basis. This includes inspection of properties to ensure such compliance.

10. MAINTAINING OTHER PUBLIC OWNED FACILITIES OR BUILDINGS

Existing Services: None

Services to be provided:
In the event any such publicly-owned facility or building does exist and are public facilities or buildings, the City of San Angelo shall maintain such facilities or buildings to the same extent and degree that it maintains similar municipal facilities and buildings now incorporated in the City of San Angelo, Texas. Subject to funding by Council.

The City Council of the City of San Angelo, Texas is not aware of the existence of any publicly-owned facility or building now located in the area proposed for annexation.

Upon annexation, the owners and residents of property located within the newly annexed areas shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those.

11. STORM WATER MANAGEMENT

Existing Services: None

Services to be provided:
Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completion. Upon approval and acceptance by the City, the City will then be responsible for ongoing maintenance of drainage facilities.

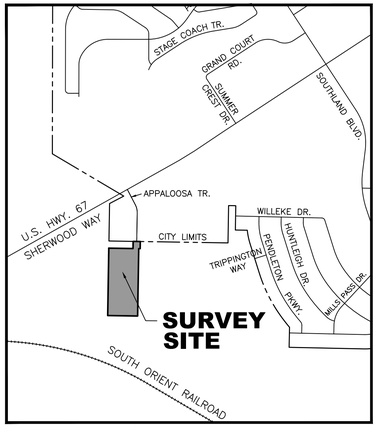
12. STREET LIGHTING

Existing Services: None

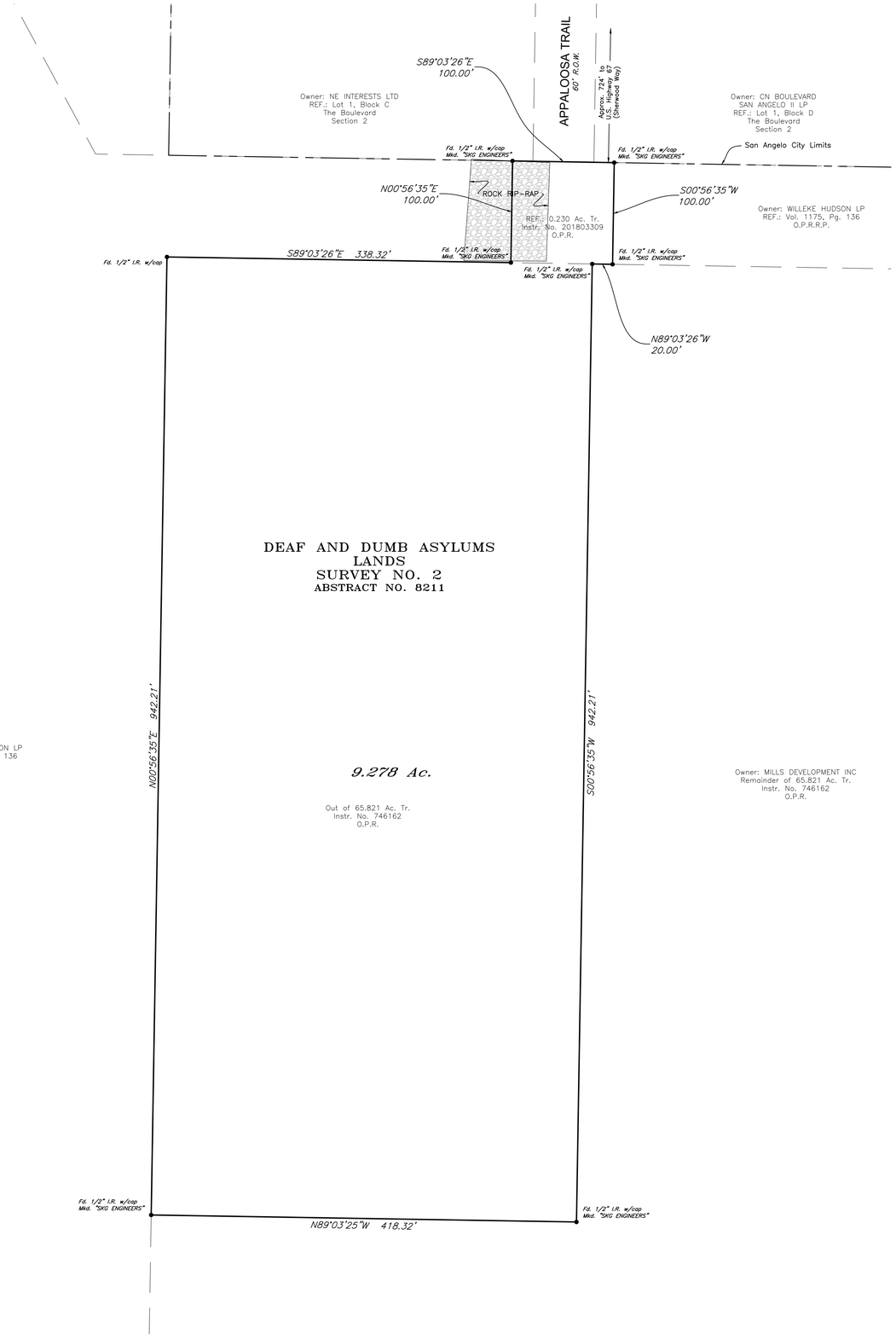
Services to be provided:
The City of San Angelo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy for all areas within the city limits of the

COPYRIGHT 2021

THIS SURVEY IS PROTECTED BY ALL APPLICABLE STATE AND FEDERAL COPYRIGHT LAWS. THIS SURVEY IS VOID WITHOUT AN ORIGINAL SIGNATURE AND SEAL.



VICINITY MAP



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Beginning at a ½" iron rod with cap found for the west northwest corner of this tract and northwest corner of said 65.821 acre tract;

Thence with the north line of said 65.821 acre tract and a westerly north line of this tract, S. 89° 03' 26" E. 338.32 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for an ell corner of this tract and the southwest corner of said 0.230 acre tract;

Thence with the west line of said 0.230 acre tract, N. 00° 56' 35" E. 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northwest corner of said 0.230 acre tract and the north northwest corner of this tract and being in the south line of certain Lot 1, Block C, The Boulevard San Angelo Section 2 as per plat recorded in Instrument No. 201405259, Official Public Records of Tom Green County, Texas;

Thence with the north line of said 0.230 acre tract and most northerly line of this tract and south line of said Lot 1, S. 89° 03' 26" E. at 20.00 feet pass the southwest corner of Appaloosa Trail of said Section 2 and southeast corner of said Lot 1, at 80.00 feet pass the southeast corner of said Appaloosa Trail and southwest corner of certain Lot 1, Block D, said Section 2, in all a total distance of 100.00 feet to a ½" iron rod with cap marked "SKG ENGINEERS" set for the northeast corner of said 0.231 acre tract and this tract;

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NOTES CORRESPONDING TO SCHEDULE "B"

Fidelity National Title Insurance Company
Effective Date: January 25, 2021
GF No. 154000031
Commitment No. 154000031, issued February 24, 2021 12:00 AM

10.

a. Not a survey item.

TABLE A NOTES

1. Monuments are as shown on this survey.
2. According to Tom Green County Central Appraisal District, the address for this site is unassigned.
3. This entire tract is located within the limits of Zone "X" as determined by Federal Emergency Management Agency Flood Insurance Rate Map Number 48451C0470E, effective date June 19, 2012.
4. Gross land area = 9.278 acres.

6.(b) Subject property has no Zoning Classification at the time of this survey.
7.(a) No buildings exist.
7.(b) No buildings exist.
7.(c) No buildings exist.
8. Substantial features observed in the process of conducting the survey are as shown.
12. HUD survey-related requirements are as shown on this survey.
13. Names of adjoining land owners of platted lands are as shown.
14. The distance to the nearest intersecting street is as shown.
16. There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. At the time of this survey, there was no proposed change in street right-of-way lines.
18. Plottable offsite easements or servitudes benefiting surveyed property that are disclosed in the record documents provided to the surveyor and are observed in the process of conducting the survey are as shown.
19. Professional liability insurance in the amount of $1,000,000 was in effect throughout the term of conducting this survey.

SCALE: 1"= 40'

0 20 40 80
GRAPHIC SCALE : FEET

BEARINGS ARE BASED UPON THE PLAT OF RECORD.

LEGEND

———	PROPERTY LINE
- - - - -	EASEMENT
═══	CURB & GUTTER
●	Fd. 1/2" I.R.
o	SET 1/2" I.R.
N.	NORTH
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E.	EAST
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SKG ENGINEERING, LLC
SURVEYING • ENVIRONMENTAL • LAB/CMT
706 SOUTH ABE STREET
SAN ANGELO, TEXAS 76903
PHONE: 325.655.1288
FAX: 325.657.8189
FIRM No.: 10102400
www.skge.com

ALTA/NSPS LAND TITLE SURVEY

THE SURFACE ESTATE ONLY IN AND TO: A 9.28± ACRE TRACT OF LAND OUT OF THE DEAF AND DUMB ASYLUMS LANDS SURVEY 2, ABSTRACT NO. 8211, TOM GREEN COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 65.821 ACRES OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 24, 2013, TO MILLS DEVELOPMENT INC., A TEXAS CORPORATION, AND RECORDED UNDER DOCUMENT #746163, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TOM GREEN COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.

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Date of Plat or Map: October 4, 2021.

STATE OF TEXAS REGISTERED RUSSELL T. GULLY 5636 PROFESSIONAL LAND SURVEYOR

RUSSELL T. GULLY (rg@skge.com)
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5636

21-S-1362

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Jeff Fisher, Sr. Planner, Planning and Development Services, 325-657-4210

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

First reading and public hearing of an ordinance for Z22-01, a request to zone a property to the Low Rise Multifamily zoning district in connection with an annexation; being 9.278 acres, located at the southwest extension of Appaloosa Trl., southwest of Sherwood Way and FM 2288 (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

The applicants have submitted this zoning request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation request. The 9.278-acre tract is currently outside the city limits. The annexation and this rezoning will be presented to City Council on February 15, 2022. A subsequent subdivision plat will be required prior to development.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On January 24, 2022, the Planning Commission recommended unanimous approval of the rezoning by a vote of 6-0.

Attachments:

1.	Ordinance (Z22-01)	Ordinance (Z22-01).docx
2.	Staff Report (Z22-01)	Staff Report (Z22-01).pdf

Presentation:

Jon James

Approvals/Reviews:

Jeff Fisher	Created/Initiated
Zachary Rainbow	Approved

Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ZONING AND CLASSIFYING THE FOLLOWING PROPERTIES: **BEING 9.278 ACRES OUT OF THE DEAF AND DUMB ASYLUMS LANDS SURVEY NO. 2, ABSTRACT NO. 8211, LOCATED SOUTHWEST OF SHERWOOD WAY AND F.M. 2288;** FROM UNZONED LAND TO THE LOW-RISE MULTIFAMILY RESIDENTIAL (RM-1) ZONING DISTRICT IN CONNECTION WITH AN ANNEXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z22-01: South Extension of Appaloosa Trail

WHEREAS, on the 24th day of January, 2022, the Planning Commission for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Low-Rise Multifamily Residential (RM-1) Zoning District; and,

WHEREAS, on the 15th day of February 15, 2022, City Council held a public hearing on Z22-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the Planning Commission and staff, public testimony, and other relevant support materials;

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

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described properties permanently zoned LOW-RISE MULTIFAMILY RESIDENTIAL (RM-1) Zoning District:

The real properties located southwest of Sherwood Way and F.M. 2288, being 9.278 acres out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211, San Angelo, Tom Green County, Texas.

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

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

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

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

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

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

INTRODUCED with public hearing on the **15th day of February 15, 2022,** and finally PASSED, on this the **1st day of March, 2022.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

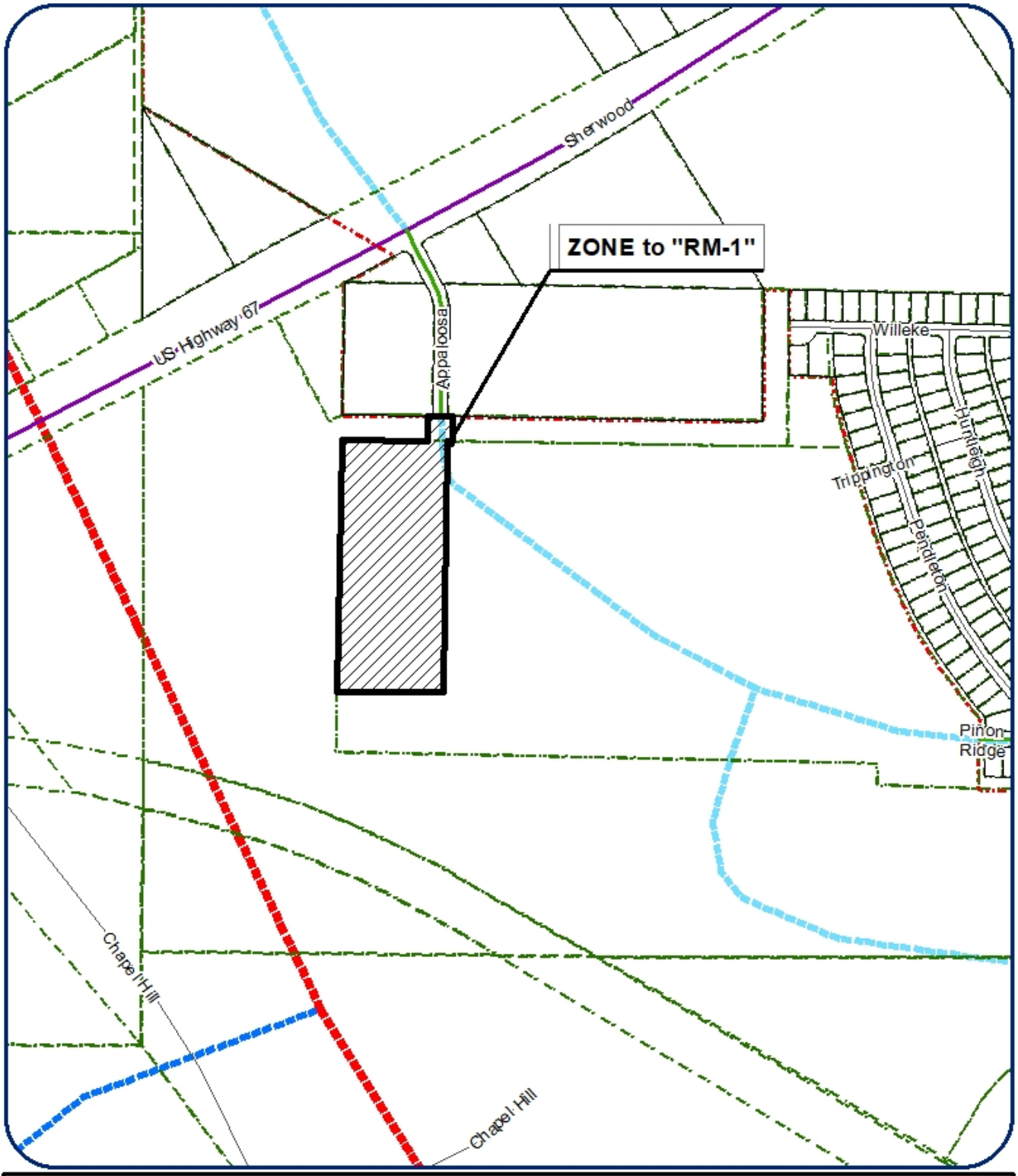
ATTEST:

_____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

EXHIBIT "A"



Rezoning

Z22-01: Appaloosa Trail (south extension)

Council District: N/A
Neighborhood: N/A
Scale: 1 " approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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

N

STAFF REPORT - Z22-01

Scheduled Hearings:
Planning Commission: January 24, 2022
City Council 1st reading: February 15, 2022
City Council 2nd reading: March 1, 2022

APPLICATION TYPE:	CASES:
Zoning	Z22-01: South extension of Appaloosa Trail

SYNOPSIS:

The applicants have submitted this zoning request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation request. The 9.278-acre tract is currently outside the city limits. The annexation, and this rezoning will be presented to City Council on February 15, 2022. A subsequent subdivision plat will be required prior to future construction. **On January 24, 2022, the Planning Commission recommended unanimous approval of the rezoning by a vote of 6-0.**

LOCATION:	LEGAL DESCRIPTION:
Southwest of Sherwood Way and F.M. 2288	9.278 acres out of the Deaf and Dumb Asylums Lands Survey No. 2, Abstract No. 8211.

SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District – N/A (future District 6 – Miller) Neighborhood – N/A (future Bonham)	N/A (proposed RM-1)	N – Neighborhood	9.278 acres

NOTIFICATIONS:

5 notifications for Z22-01 were mailed within a 200-foot radius on January 6, 2021. **One response was received in support and none in opposition to date (see attached response).**

STAFF RECOMMENDATION:

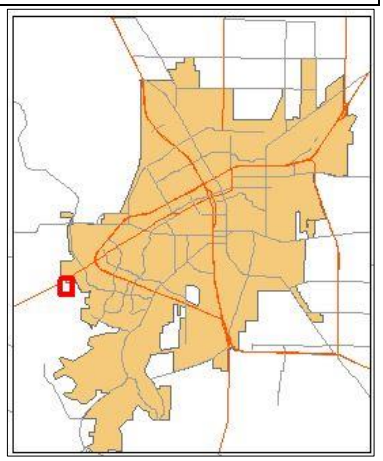
Staff recommends **APPROVAL** of a request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.278 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288.

PROPERTY OWNER/PETITIONER:

Property Owner and Applicant:
Rocky Templin, Mills Development Inc.

STAFF CONTACT:

Jeff Fisher, AICP
Chief Planner
(325) 657-4210, Extension 1550
jeff.fisher@cosatx.us



Rezonings: Section 212(G) of the Zoning Ordinance requires that the Planning Commission and City Council consider, at minimum, seven (7) factors in determining the appropriateness of any rezoning request as outlined in #1 through #7 below:

1. **Compatible with Plans and Policies.** ***Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.*** The property is located within a "Neighborhood" Future Land Use designation in the City's Comprehensive Plan, updated in 2009. The neighborhood policies call to "promote neighborhood diversity and security by encouraging a mix of age, income, and housing choices within San Angelo's neighborhoods. The RM-1 zone would conform to this policy, allowing for a wide range of housing types including single and two-family homes, zero lot line homes, townhomes, and apartment complexes.

2. **Consistent with Zoning Ordinance.** ***Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.*** The property has a minimum lot frontage of 100 feet connecting to the south extension of Appaloosa Trail, a lot depth of 942.21 feet, and a total area of 9.278 acres. These dimensions comply with and well exceed the minimums in the RM-1 zoning for the most intense housing type, multifamily housing, requiring a minimum frontage of 60 feet, lot depth of 100 feet, and lot area of 7,000 sq. ft.

3. **Compatible with Surrounding Area.** ***Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.*** The RM-1 zoning is compatible with the surrounding area and would provide a transition between the Prestonwood single-family neighborhood to the east, and Sherwood Way commercial corridor to the north. The property is immediately south of The Boulevard which is also a multifamily housing complex, zoned RM-2.

4. **Changed Conditions.** ***Whether and the extent to which there are changed conditions that require an amendment.*** The owner and applicant is seeking to annex the property for future residential development.

5. **Effect on Natural Environment.** ***Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.*** Staff does not anticipate any adverse environmental affects at this time. A review of drainage, grading, and stormwater will be conducted by Engineering Services at time of platting to address any environmental issues.

6. **Community Need.** ***Whether and the extent to which the proposed amendment addresses a demonstrated community need.*** Staff believes there is a need for more multifamily housing in this area and RM-1 zoning would allow this option. The recent 2019 *San Angelo ResIntel Housing Study* indicates that duplex, triplex and four-plex units account for only 4% of all housing units in San Angelo with an occupancy of 95.6% almost to capacity. It further indicates that rents increased by

25% in the past two years, that 54% of these were high end units, and only 1,111 multifamily units have been built in the past 10 years. Staff believes that based on these statistics, a new zoning to allow additional housing units will improve this situation and provide potential multifamily housing in San Angelo.

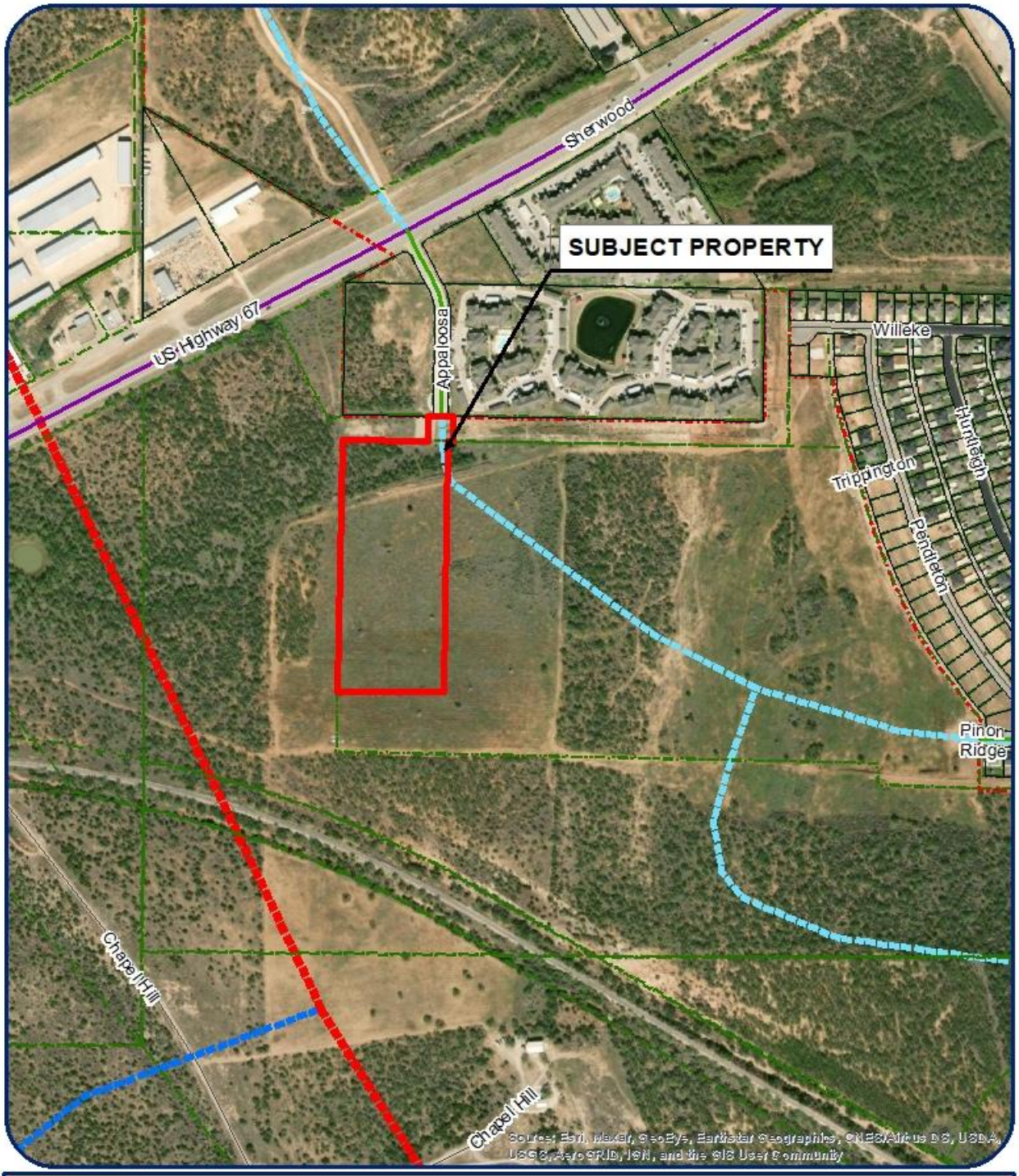
7. **Development Patterns.** ***Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.*** The property is located within the southerly extension of Appaloosa Trail, a future minor collector road. The road has direct access to Sherwood Way, a major arterial road designed to accommodate large traffic volumes. It is noted that the applicant has had discussions with the city about future realignments and extensions of this road in future. Any future subdivision plat will need to address these changes to the road network.

Recommendation:

Staff recommends **APPROVAL** of a request to zone a property to the Low Rise Multifamily (RM-1) Zoning District in connection with an annexation; being 9.278 acres, located at the southwest extension of Appaloosa Trail, southwest of Sherwood Way and F.M. 2288.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Survey of Property
Photographs
Response Letter
Application



Rezoning

Z22-01: Appaloosa Trail (south extension)

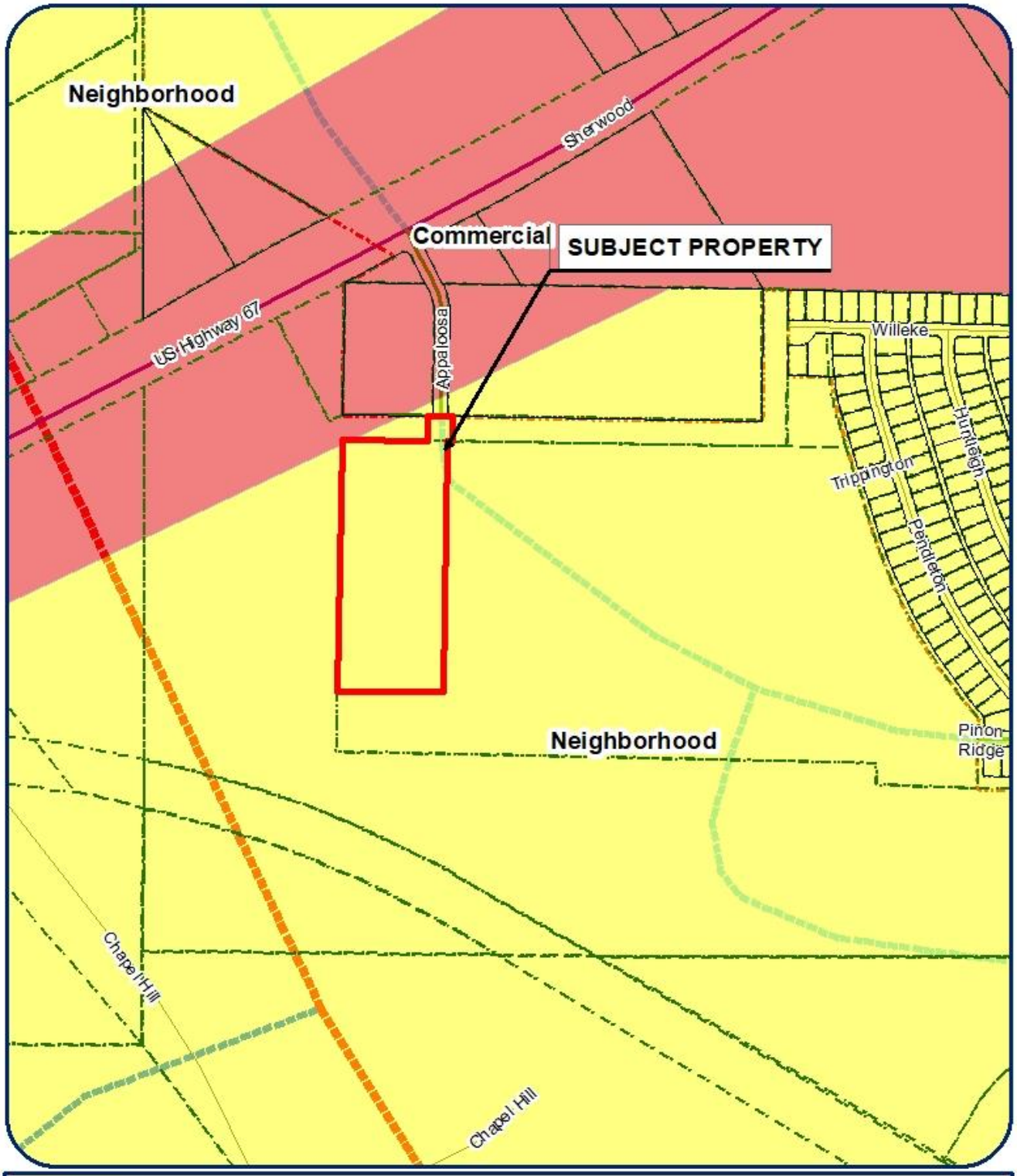
Council District: N/A
Neighborhood: N/A
Scale: 1 " approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

Legend

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

N



Rezoning

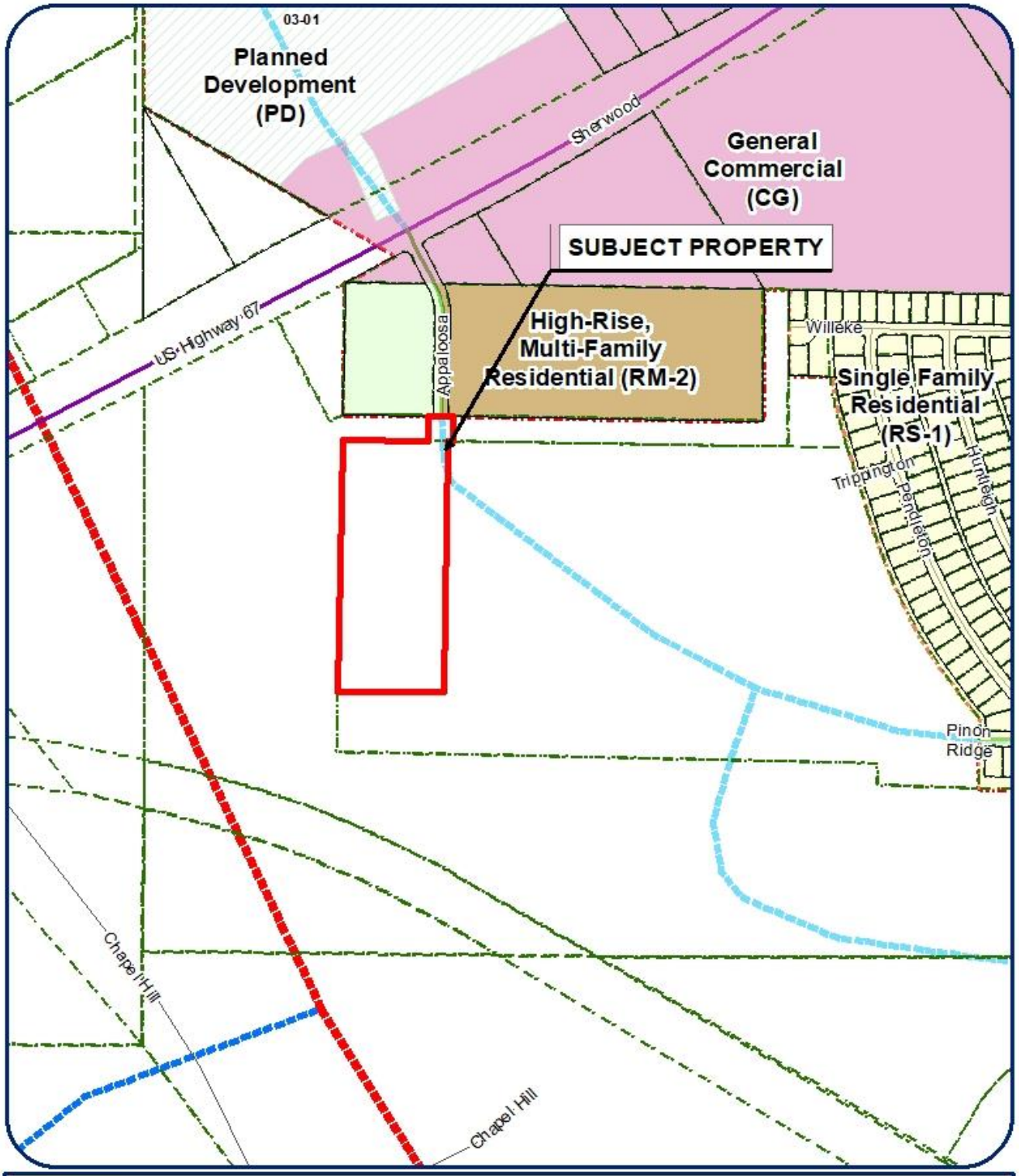
Z22-01: Appaloosa Trail (south extension)

Council District: N/A
Neighborhood: N/A
Scale: 1 " approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

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

N



Rezoning

Z22-01: Appaloosa Trail (south extension)

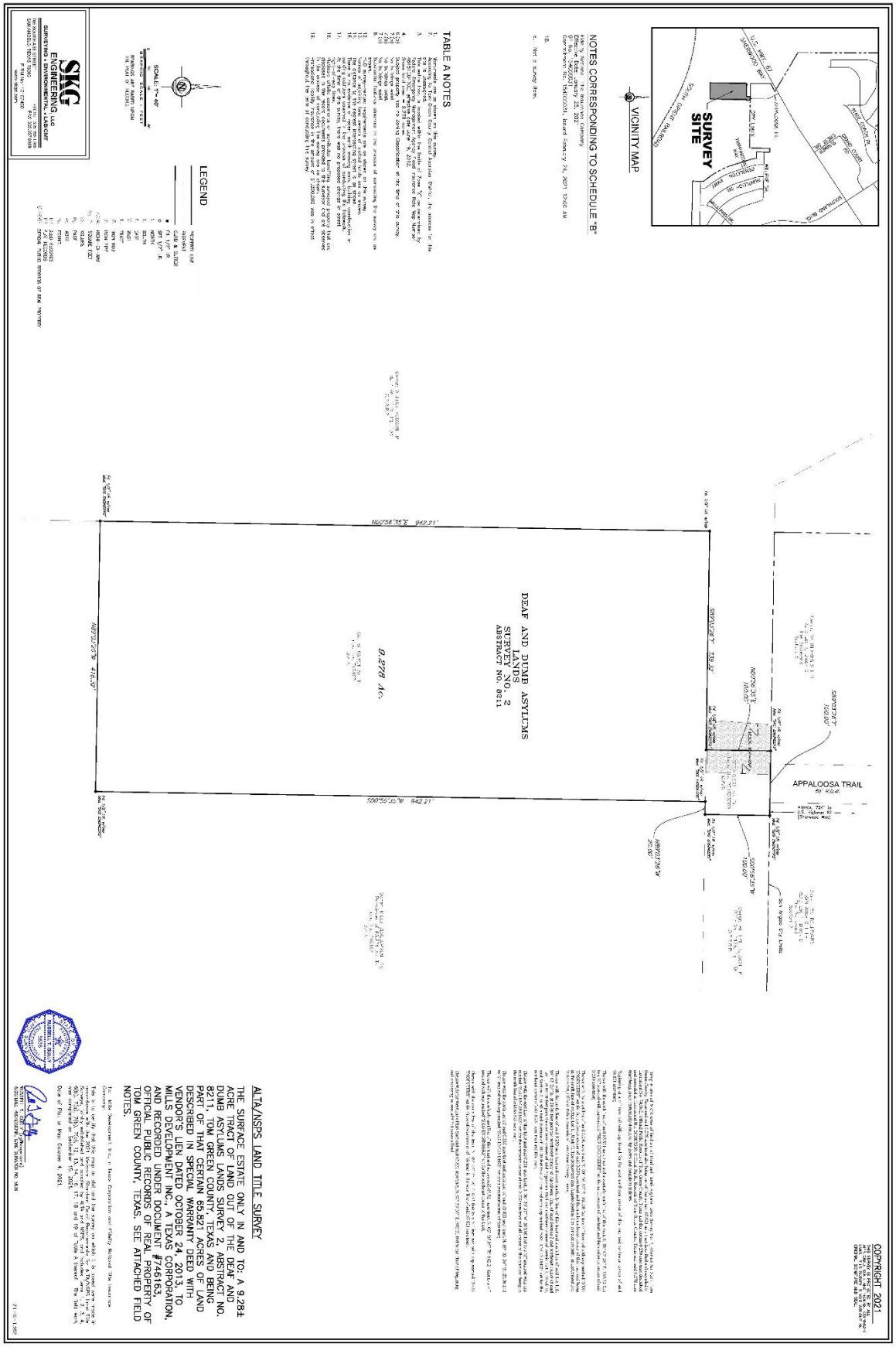
Council District: N/A
Neighborhood: N/A
Scale: 1 " approx. = 500 ft

9.508 ac. SW of Sherwood Way/F.M. 2288

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

N

Survey of property



Photos of Site and Surrounding Area

SOUTH ON APPALOOSA TRAIL

EAST AT BOULEVARD APARTMENTS

WEST AT VACANT LAND

NORTH ON APPALOOSA TRAIL

SOUTH AT SUBJECT PROPERTY

Responses

For the PLANNING COMMISSION
Please call (325) 657-4210 if you have any questions about this notice.

CASE #: Z22-01
You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: MILLS DEVELOPMENT INC
Parcel I.D.: 3
Address: 3845 LAKE RIDGE DR

Mailing To: ATTN: Planning and Development Services
52 W. College Ave
San Angelo TX 76903

Email: planning@cosatx.us

I am in favor ☒ I am opposed ☐

Additional Comments:

Signature: Rodney Templin

Jeff Effective January 3, 2017

City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for Approval of a Zone Change

Section 1: Basic Information

Name of Applicant(s): Mills Development Inc.

☒ Owner ☐ Representative (Notarized Affidavit Required)

3845 Lake Ridge Drive | San Angelo | Texas | 76904
Mailing Address | City | State | Zip Code

(325) 944-1174 | rockytemplin@suddenlink.net
Contact Phone Number | Contact E-mail Address

Appaloosa Trail | San Angelo | TX | 76901
Subject Property Address | City | State | Zip Code

Abst: A-8211 S-0002, Survey: A WILLEKE, 65.821 ACRES; Abst: A-8211 S-0002, Survey: A WILLEKE, 0.230 ACRES
Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)

Existing Zoning: nothing **Proposed Zoning:** RM-1 **Lot size:** 9.28 acres

(Zoning Map available on City Maps)

Section 2: Site Specific Details

Existing Use of Property: Vacant

*Proposed Use of Property: The proposed property is a multi-family apartment development consisting of two-story apartment buildings.

*Use separate attachment if necessary

Section 3: Applicant(s) Acknowledgement

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

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

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

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

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

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

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

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

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

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

Effective January 3, 2017

Section 3 continued : Applicant(s) Acknowledgement

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

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

Owner Name (Print)	Signature	Company/Organization (If Applicable)	Date
Mills Development Inc	Rocky Terplin	President	11-22-21

Representative Name (Print)	Signature	Company/Organization	Date

FOR OFFICE USE ONLY:

☐ Verified Complete ☐ Verified Incomplete **Date of Application:** ___/___/___

Case No.: Z___--___ **Fully-dimensioned site plan:** ☐

Nonrefundable fee: $___ **Receipt #:** ___ **Date paid:** ___/___/___

Sign Deposit $37.50 **Receipt #:** ___ **Date paid:** ___/___/___

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

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

River Corridor Commission? ☐ Yes ☐ No **If yes, RCC meeting date:** ___/___/___

Planning Commission hearing date: 1 / 24 / 22 **Date notifications due:** ___/___/___

City Council hearing date: ~~1 / 18 / 22~~ **Packets due date:** ___/___/___

Publication date: ___/___/___

Reviewed/Accepted by: ___ **Date:** ___/___/___

2/15/22
3/1/22

REPORT TO MAYOR & MEMBERS OF CITY COUNCIL

Requestor: Rafael Alvarado, Planner, Planning and Development Services,

Meeting Date: February 15, 2022

Item type: Regular Item

Caption:

Consider amending the Master Thoroughfare Plan to realign future arterial and collector streets, located southwest of Sherwood Way and FM 2288, including Twin Mountain Dr., Pinon Ridge Dr., and Appaloosa Trl. (Presentation made by Planning & Development Services Director Jon James)

Staff Recommendation:

Adopt

Summary/History:

Staff is recommending this amendment to the Master Thoroughfare Plan after consultation with the property owners in the area and reviewing their development plans. These proposed changes accommodate future street connectivity through the area (the purpose of the Thoroughfare Plan) while accommodating the property owners' plans for the area. This amendment changes the proposed routing of the minor arterial, Twin Mountain Drive, and two minor collectors, Pinon Ridge Drive and Appaloosa Trail.

The timing of this proposed amendment is in coordination with a proposed annexation in this area and will ensure that the future development related to that annexation is consistent with the adopted Master Thoroughfare Plan.

Funding Source(s):

Financial Impact:

N/A

Other Information/Recommendation:

On January 24th, 2022 the Planning Commission voted to recommend approval of this MTP Amendment. (6 in favor 0 opposed)

Attachments:

1.	Ordinance (Twin Mountain Dr & Appaloosa Trail)	Ordinance (Twin Mountain Dr & Appaloosa Trail).docx
2.	REPORT - Twin Mountain Dr & Appaloosa Trail	REPORT - Twin Mountain Dr & Appaloosa Trail.pdf

Presentation:

Jon James

Approvals/Reviews:

Rafael Alvarado	Created/Initiated
Zachary Rainbow	Approved
Jon James	Approved
Brandon Dyson	Approved
Jon James	Approved
Theresa James	Approved
Julia Antilley	Final Approval

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN ANGELO, TEXAS **AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF THE COMPREHENSIVE PLAN**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Master Thoroughfare Plan Amendment: Twin Mountain Dr. & Appaloosa Trail

WHEREAS, the City of San Angelo is a Home Rule municipal corporation operating under a municipal charter adopted as authorized by Article XI, Section 5 of the Texas Constitution; and,

WHEREAS, in 2003, pursuant to the authority under Chapter 213 of the Texas Local Government Code, the City of San Angelo adopted a Comprehensive Plan for promoting the long range sound development of the City and promoting public health, safety and welfare, updated in 2009 with the adoption of a strategic plan; and,

WHEREAS, the Comprehensive Plan includes the Master Thoroughfare Plan (MTP) and map; and,

WHEREAS, the City Planning and Development Services Department has examined removing, relocating, or maintaining the existing route of a minor arterial, Twin Mountain Drive, and minor collectors, Appaloosa Trail and Pinion Ridge, in order to provide for improved public safety, traffic efficiency, and to accommodate for future growth in southwest San Angelo; and,

Commented [DB1]: In other MTP ordinances I have reviewed we had approximate road lengths and directions. Here is an example: approximately 0.54 miles in length from its east end at Lake View Heroes Drive and Grape Creek Road to its west end at North Chadbourne Street. Maybe this isn't necessary if you are talking about the whole of Twin Mountain Drive and not just a part. Something to consider.

Commented [AR2R2]:

WHEREAS, the City Planning and Development Services Department has conducted an analysis of existing and projected future development in the area; demand on the existing street network; existing zoning and future land trends; potential land acquisitions; the relocation of buildings, structures, and utilities; and proposed alternate routes for the subject roads; and,

WHEREAS, the City Planning and Development Services Department has consulted with other relevant City departments, the County Commissioner for this area, and the San Angelo Metropolitan Planning Organization (SA-MPO); and,

WHEREAS, on January 24, 2022, a public meeting was held at the Planning Commission to provide the public an opportunity to comment on the proposed amendment; and, and after holding said public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council that the MTP be amended; and,

WHEREAS, proper notice of public hearing upon this ordinance has been posted in accordance with applicable law; and,

WHEREAS, City Council has conducted the necessary public hearing thereon and concurs with the Planning Commission's recommendation to amend the planning of the future minor arterial and minor collector roadway facilities in the MTP as set forth in Exhibit "A" to this Ordinance.

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

Section 1 The recitals set forth above are deemed to be the findings and determinations made by the City Council and are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2 The Master Thoroughfare Plan and map component of the Comprehensive Plan is hereby amended as set forth in **Exhibit "A"** to this Ordinance, as if fully set forth herein.

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

Section 4. This ordinance shall be effective from and after the date of its adoption.

INTRODUCED on the **15th day of February, 2022,** and finally PASSED, APPROVED AND ADOPTED on this the **1st day of March, 2022.**

THE CITY OF SAN ANGELO

_____
Brenda Gunter, Mayor

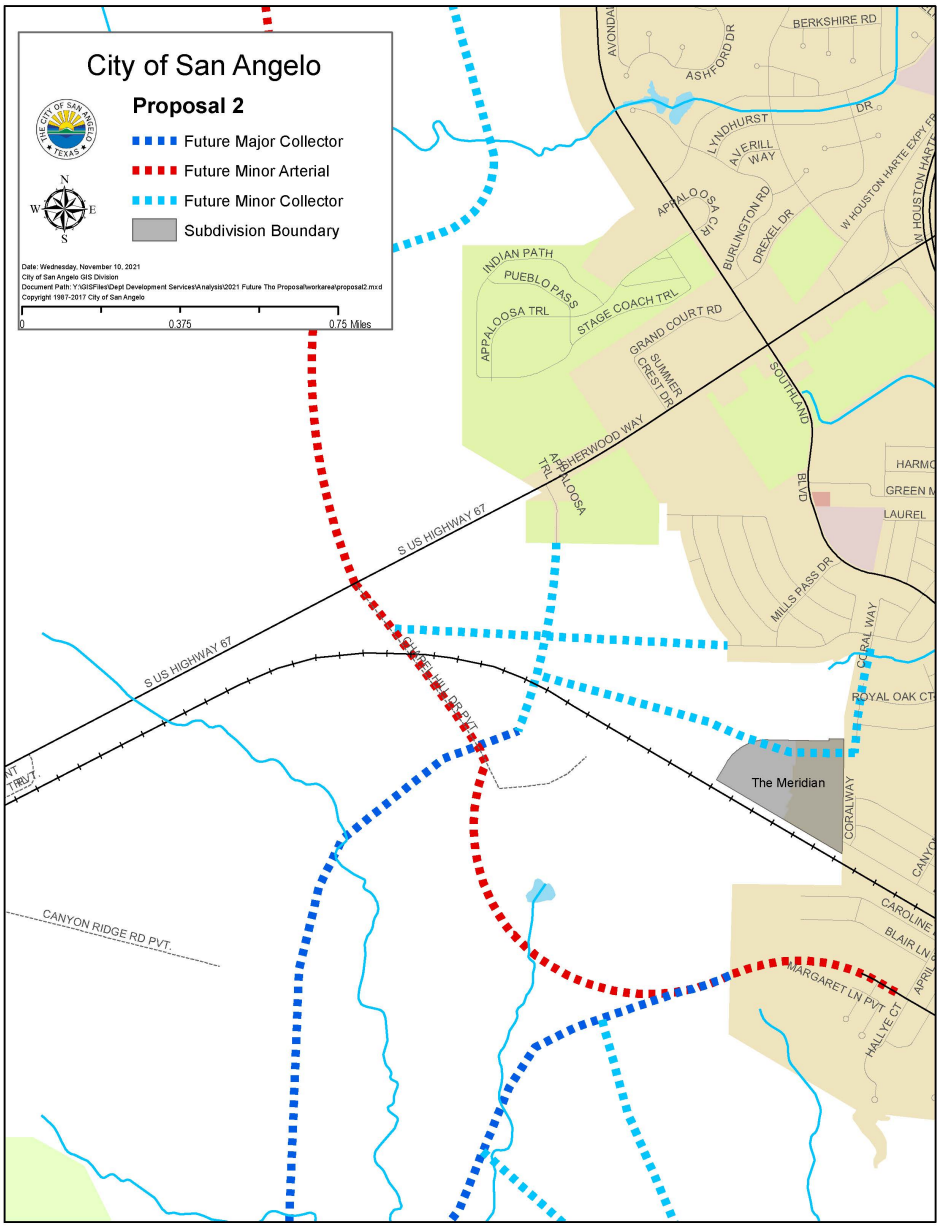
ATTEST:

_____
Julia Antilley, City Clerk

APPROVED AS TO FORM:

_____
Theresa James, City Attorney

EXHIBIT A


City of San Angelo
Proposal 2
Future Major Collector
Future Minor Arterial
Future Minor Collector
Subdivision Boundary
Date: Wednesday, November 10, 2021
City of San Angelo GIS Division
Document Path: Y:\GISFiles\Dept Development Services\Analysis\2021 Future Tho Proposal\workarea\proposal2.mxd
Copyright 1987-2017 City of San Angelo
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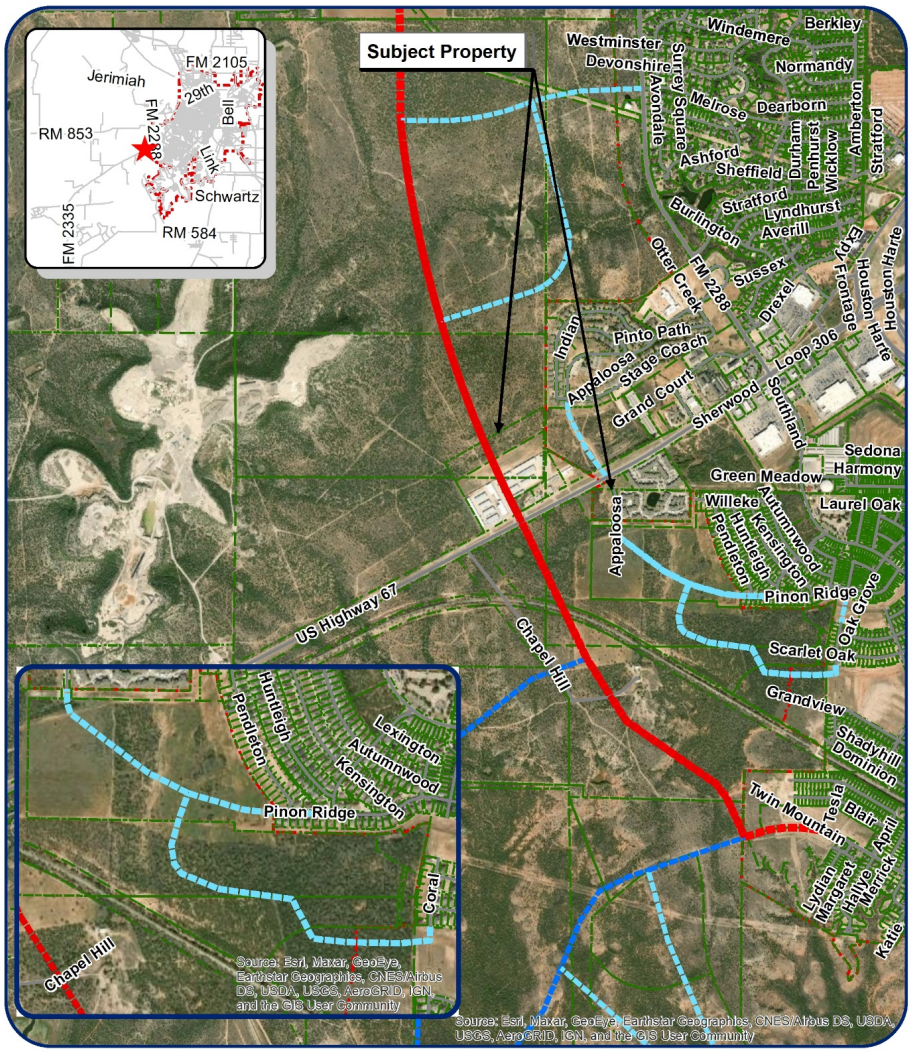
STAGE COACH TRL
GRAND COURT RD
SUMMER CREST DR
SOUTHLAND
BLVD
ASHERWOOD WAY
APPALOOSA TRL
S US HIGHWAY 67
MILLS PASS DR
CORAL WAY
ROYAL OAK CT
The Meridian
CORALWAY
CAROLINE
BLAIR LN
MARGARET LN PVT
HALLYE CT
CANYON RIDGE RD PVT.
LAUREL



Master Thoroughfare Plan

Twin Mountain Dr. & Appaloosa Trail

Council District: N/A
Neighborhood: N/A
Scale:1 " approx. = 1,917 ft

Legend

Subject Properties:
Future Minor Arterial:
Future Minor Collector:
Notified Properties:

N

THE CITY OF SAN ANGELO TEXAS

STAFF REPORT

Planning Commission: January 24th, 2022
City Council 1st reading: February 15th, 2022
City Council 1st reading: March 1st, 2022

APPLICATION TYPE:	CASE:
Master Thoroughfare Plan Amendment	Twin Mountain & Appaloosa Trail

SUMMARY:

An amendment to the Master Thoroughfare Plan to realign future arterial and collector streets, located southwest of Sherwood Way and FM 2288, including Twin Mountain Drive, Pinon Ridge Drive, and Appaloosa Trail, one minor arterial and two minor collectors respectively.

LOCATION:	LEGAL DESCRIPTION:
South and west of city limits, south of Highway 67	N/A

SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Outside of District 6: Larry Miller Outside of Bluffs Neighborhood	Outside of city limits	Neighborhood (Commercial buffer around S US 67)	2,626 acres (total notified acreage)

NOTIFICATIONS:

64 notifications were mailed to property owners within 200-feet of the existing future thoroughfare routes

THOROUGHFARE PLAN

Twin Mountain: Future Minor Arterial, 80' ROW required, 64' pavement required

Appaloosa Trail: Future Minor Collector, 60' ROW required (60' Existing), 50' pavement required (50' Existing)

Pinion Ridge: Future Minor Collector, 60' ROW required (60' Existing), 50' pavement required (50' Existing)

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to the Master Thoroughfare Plan for Twin Mountain Drive (minor arterial), Appaloosa Trail (minor collector, and Pinion Ridge Drive (minor collector).

PROPERTY OWNER/PETITIONER:

Owner: *City of San Angelo*

STAFF CONTACT:

Rafael Alvarado
Planner
(325) 657-4210, Extension 1533
rafael.alvarado@cosatx.us

Master Thoroughfare Plan Amendment:

The San Angelo Comprehensive Plan, adopted in 2003 and updated in 2009, includes the Master Thoroughfare Plan (MTP) that designates the functional classification of existing transportation facilities in the City of San Angelo. The functional classification in the MTP shows both the existing and future planned path of new freeways, arterial, collector, and local streets. Staff periodically reviews areas and proposes amendments based new information or changing development patterns.

A review of the MTP for the Twin Mountain Dr. and Appaloosa Trail area is being done in conjunction with a proposed annexation and zone change for the area in anticipation of future development. The proposed changes are to re-route Twin Mountain Drive, a minor arterial, Pinion Ridge, a minor collector, and Appaloosa Trail, a minor collector.

Minor Arterial

Twin Mountain Trail is a Minor Arterial with a future extension that requires amending due to physical conditions along its proposed path. There is now a storage facility that has been built in the recent past, located along US 67. This development is located right in the path of the currently proposed location of the future Minor Arterial extension of Twin Mountain Drive. Furthermore, there is a hill feature in the geography of the land where the future Minor Arterial is proposed to be built that is significant enough to deter building the roadway along the previous proposed path. Therefore, staff is recommending adjusting the proposed path of the roadway around the topography.

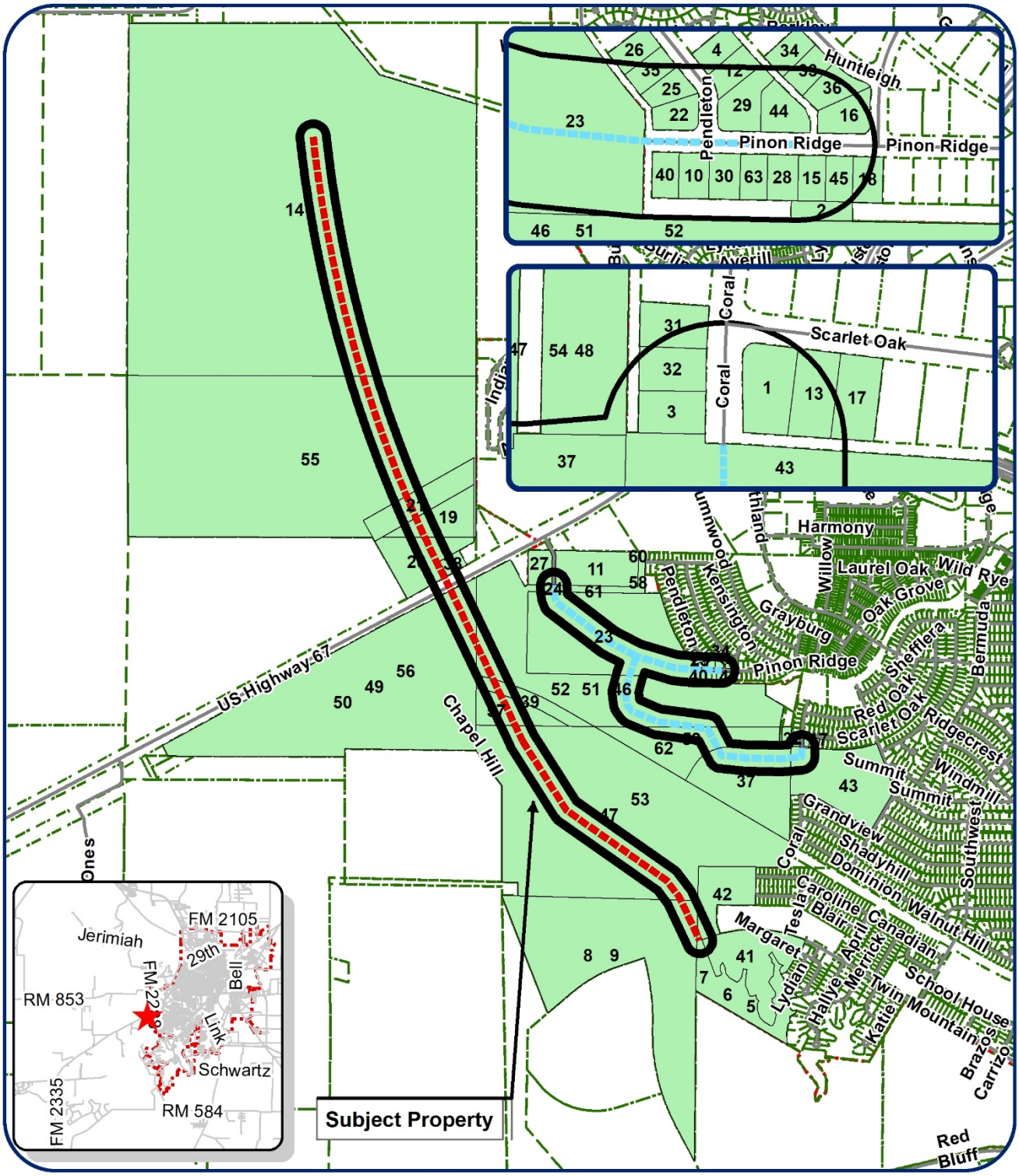
Minor Collectors

The adjustments to the Minor Collector roadway facilities come in conjunction with proposed land subdivisions and annexations in the area. The Meridian, a preliminary plat that was approved in 2020 will build Royal Oak Drive, a minor collector. This future roadway will connect to the existing Minor Collector, Coral Way. The presence of the Texas Pacifico railroad to the South causes major connectivity problems. The proposals both include an extension of Appaloosa Trail across the railroad to connect to a future Major Collector, outside of City Limits. In addition, both proposals feature an extension to the Minor Collector, Pinion Ridge, to connect it to the future Minor Arterial, Twin Mountain Drive. Staff considered these 2 proposed alternatives, but both staff and the property owners in the area preferred this recommended alternative (Proposal 2).

Recommendation: Staff's recommendation is for the Planning Commission to recommend **approval** of the Master Thoroughfare Plan Amendment and for City Council to grant final approval.

Attachments:

Parcels Map
Satellite Map
Proposal 1
Proposal 2



Master Thoroughfare Plan

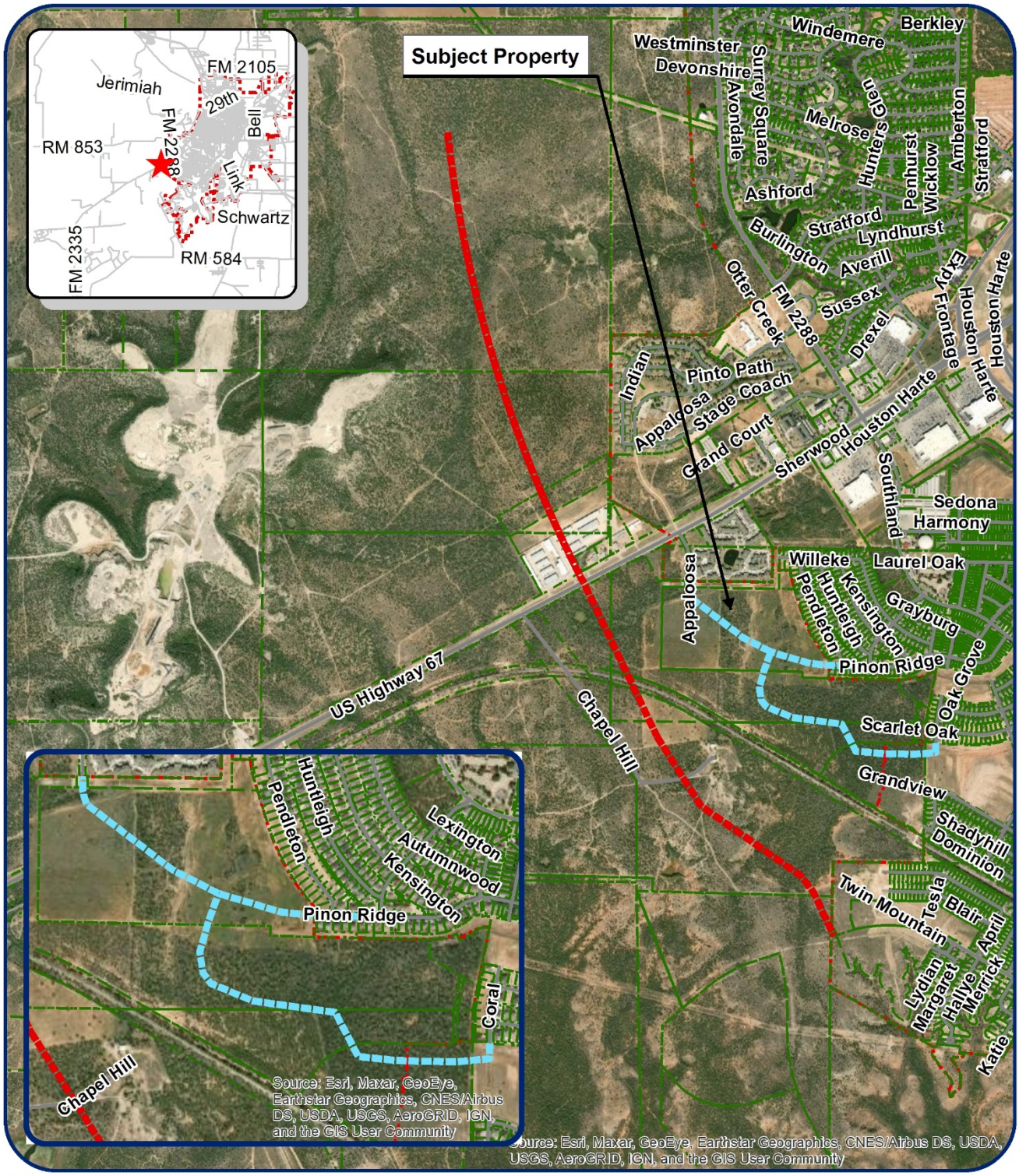
Twin Mountain Dr. & Appaloosa Trail

Council District: N/A
Neighborhood: N/A
Scale:1 " approx. = 1,917 ft

Legend

Subject Properties:
Future Minor Arterial:
Future Minor Collector:
Notified Properties:

N



Master Thoroughfare Plan

Twin Mountain Dr. & Appaloosa Trail

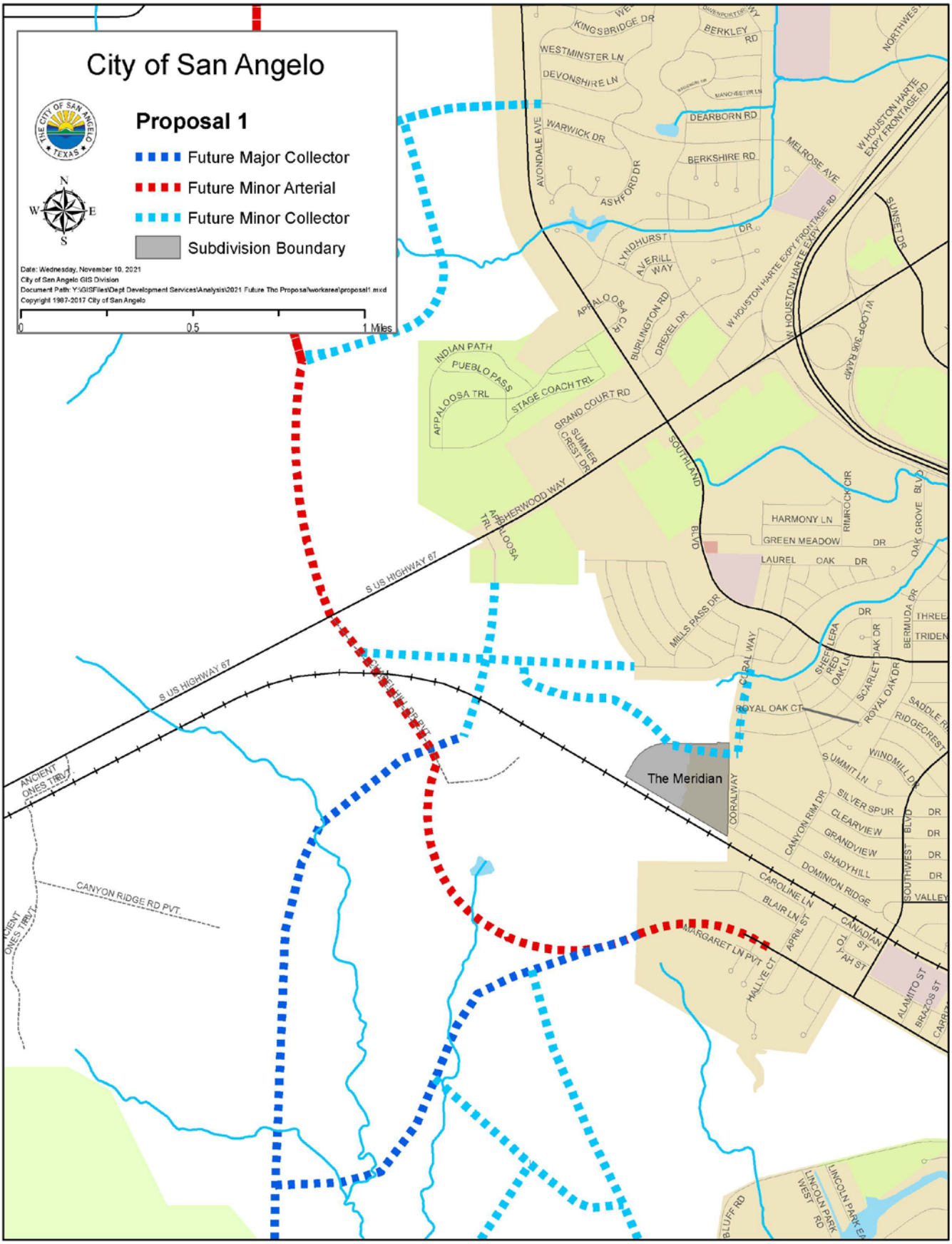
Council District: N/A
Neighborhood: N/A
Scale:1 " approx. = 1,917 ft

Legend

Subject Properties:
Future Minor Arterial:
Future Minor Collector:
Notified Properties:

N

THE CITY OF SAN ANGELO TEXAS


City of San Angelo
Proposal 1
Future Major Collector
Future Minor Arterial
Future Minor Collector
Subdivision Boundary
Date: Wednesday, November 10, 2021
City of San Angelo GIS Division
Document Path: Y:\GISFiles\Dept Development Services\Analysis\2021 Future Thc Proposal\workarea\proposal1.mxd
Copyright 1987-2017 City of San Angelo
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DEARBORN RD
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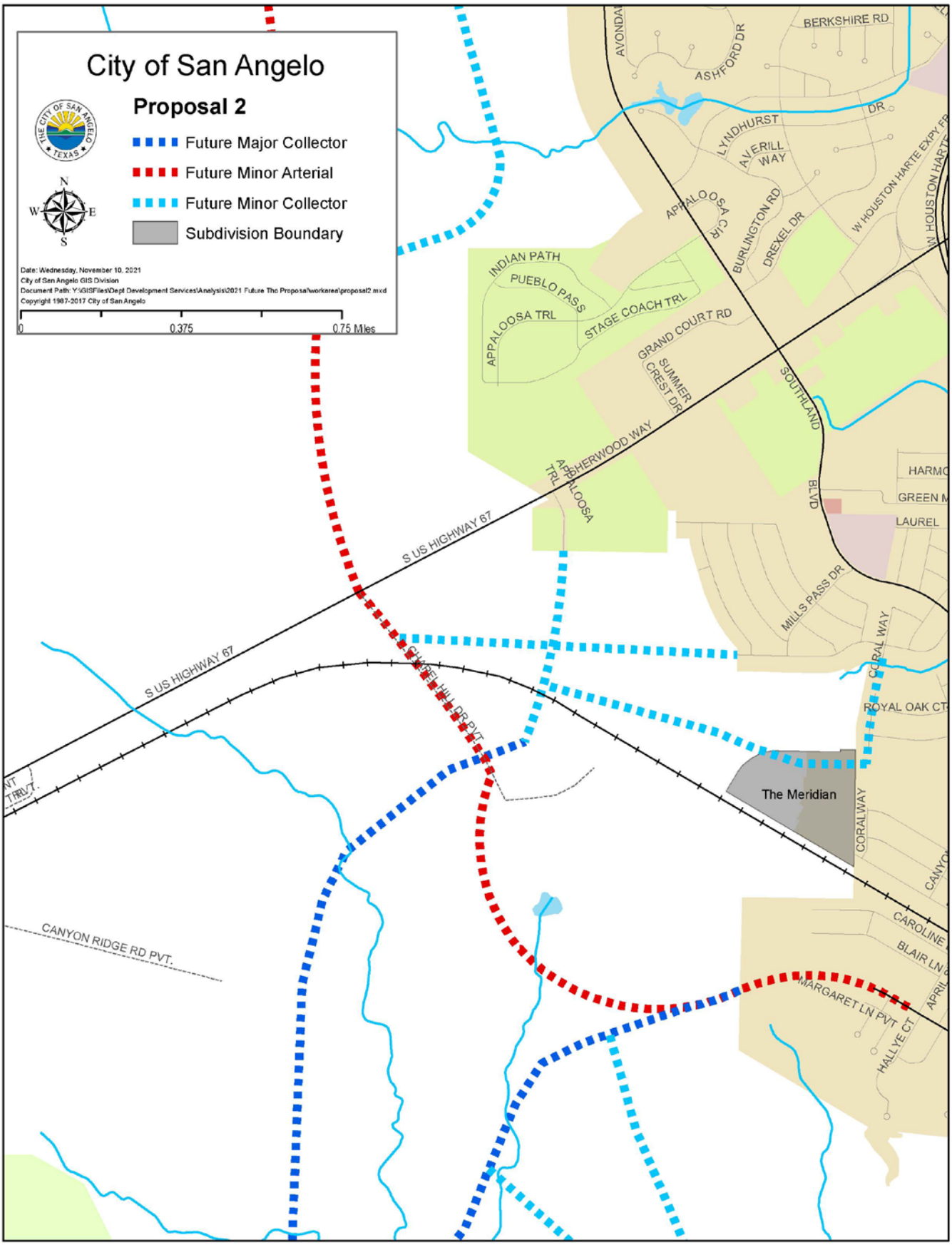
MELROSE AVE
W HOUSTON HARTE EXPY FRONTAGE RD
SUNSET DR
LYNDHURST
AVERILL WAY
APPALOOSA CIR
BURLINGTON RD
DREXEL DR
INDIAN PATH
PUEBLO PASS
APPALOOSA TRL
STAGE COACH TRL
GRAND COURT RD
SUMMER CREST DR
SOUTHLAND BLVD
APPLEWOOD WAY
HARMONY LN
GREEN MEADOW DR
LAUREL OAK DR
RIMROCK CIR
OAK GROVE BLVD
S US HIGHWAY 67
MILLS PASS DR
CORAL WAY
ROYAL OAK CT
SCARLET OAK DR
ROYAL OAK DR
BERMUDA DR
SADDLE RIDGE
RIDGECREST
WINDMILL DR
SUMMIT LN
SILVER SPUR
CLEARVIEW
GRANDVIEW
SHADYHILL
DOMINION RIDGE
CANYON RIM DR
CAROLINE LN
BLAIR LN
APRIL ST
CANADIAN ST
TOYAH ST
MARGARET LN PVT
HALLYE CT
ALAMITO ST
BRAZOS ST
SOUTHWEST BLVD
The Meridian
ANCIENT ONES TRL
CANYON RIDGE RD PVT
BLUFF RD
LINCOLN PARK WEST RD
LINCOLN PARK EA


City of San Angelo
Proposal 2
Future Major Collector
Future Minor Arterial
Future Minor Collector
Subdivision Boundary
Date: Wednesday, November 10, 2021
City of San Angelo GIS Division
Document Path: Y:\GISFiles\Dept Development Services\Analysis\2021 Future Thc Proposal\workarea\proposal2.mxd
Copyright 1987-2017 City of San Angelo
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APPALOOSA CIR
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APPALOOSA TRL
STAGE COACH TRL
GRAND COURT RD
SUMMER CREST DR
SHERWOOD WAY
APPALOOSA TRL
SOUTHLAND BLVD
S US HIGHWAY 67
S US HIGHWAY 67
MILLS PASS DR
CORAL WAY
ROYAL OAK CT
CHAPEL HILL DR PVT
The Meridian
CORALWAY
CANYON RIDGE RD PVT.
CAROLINE
BLAIR LN
MARGARET LN PVT
HALLYE CT
LAUREL

APPLICATION FOR
BOARDS and COMMISSIONS

Name: Derek Lee McIntyre

Address: [redacted]

City: San Angelo State: TX Zip: 76935

Phone (Home): [redacted] (Office): [redacted]

Resident of San Angelo since: 1985 SMD: 1

Are you a registered voter of San Angelo? Yes: X No: ____

Occupation/Business Affiliation: TimeClock Plus (TCP Software)

Occupation/Business Address: 1 Time Clock Drive, San Angelo, TX 76904

Title/Position: Chief Operating Officer

Email: [redacted]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Applicant's Signature — Date: 1/6/2022

NOTE: This application is a public record. Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.*

Applying for:

____Airport Advisory Board
____Airport Zoning Board
____Animal Shelter Advisory Committee
____Civic Events Advisory Board
____Civil Service Commission
____Construction Board of Adjustment & Appeals
____Design & Historic Review Commission
X Economic Development Corporation
____Fairmount Cemetery Board
____Fort Concho Museum Board
____Keep San Angelo Beautiful Board
____Park Commission
____Parks & Recreation Advisory Board
____Planning Commission
____Public Art Commission
____Tax Increment Reinvestment Zone Board
____Water Advisory Board
____Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by:

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? X Yes ___No
If no, which criteria *(see back page for board criteria):* ____

Education and/or Professional Licenses: Bachelors; Texas A&M University. MBA; Angelo State University. PMP; Project Management Institute

Current Municipal and Civic Organization Memberships (position and dates): United Way of the Concho Valley; 2016-2022

Previous Municipal Experience (position, location, and dates): None

What personal qualifications can you bring to this board? I have founded 3 business in the City of San Angelo and am a shareholder and director of TimeClock Plus, LLC, one of the largest employers in San Angelo.

What is your personal vision for the City? We are seeing remote tech jobs are growing rapidly in San Angelo, and I believe this will continue and would like to find ways to encourage this remote work growth in San Angelo. Also, the airport is valuable asset that I'd like to help support

Why do you want to serve on this board? I've been an entrepreneur, executive, and resident of San Angelo for many years and excited to further my involvement in the economic development of the City.

Additional relevant information: Having started business in the City, I am familiar with the BRC, SBDC, the work Guy and his team do, and with permitting, zoning, and the other processes within city planning.

*The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk.

BOARD / COMMISSION MEMBERSHIP CRITERIA

Generally, all board members should be at least 18 years of age and a City resident unless otherwise stipulated.

Airport Advisory Board: No additional criteria.

Airport Zoning Board: No additional criteria.

Animal Shelter Advisory Committee: 1 veterinarian; 1 municipal or county official; 1 whose duties include the daily operation of an "animal shelter" as defined in section 823.001 of the Health and Safety Code; 1 officer or employee of an animal welfare organization; and 3 positions filled by City residents.

Civic Events Advisory Board: No additional criteria.

Civil Service Commission: Age 25+, City resident for more than three years, good moral character, and has not held public office within the preceding three years.

Construction Board of Adjustment & Appeals: 1 architect or engineer; 1 commercial building contractor; 1 residential building contractor; 1 electrical contractor; 1 plumber; 1 mechanical contractor; 1 realtor, real estate inspector, or real estate appraiser (member at large from the building industry); 1 homeowner (member at large from the public); and 1 commercial business owner.

Design & Historic Review Commission: Known or demonstrated interest in, general knowledge of, and experience relevant to historic preservation or other professional design field within the City. As possible, at least: 2 licensed or otherwise recognized professionals in architecture, landscape architecture, design, engineering, surveying, or related profession; 1 recognized historian or member of a local historic preservation group; 1 real property owner within the River Corridor; 1 owner of real property designated or recognized as a community landmark, or within a designated historic district; and 1 member of a downtown development organization under contract with the City. Additionally, City Council appoints 1 Historic Preservation Officer with general knowledge and experience relevant to historic preservation or other professional design field.

Economic Development Corporation: Cannot be an employee, officer or member of the City Council, of the City, or a member of any board or commission of the City, except that a member may be appointed to serve on the Water Advisory Board.

Fairmount Cemetery Board: No additional criteria.

Fort Concho Museum Board: Age 21+ and demonstrated experience or interest in heritage education, historic preservation, and community service and/or tourism promotion.

Keep San Angelo Beautiful Board: No additional criteria.

Park Commission: No additional criteria.

Parks & Recreation Advisory Board: Selected on educational and professional qualifications and general knowledge of, interest in, and experience relevant to youth or adult sports, senior activities, recreation activities, other organized social activities, parks, nature or conservation.

Planning Commission: Representatives of different businesses, professions or occupations, as possible. No more than 3 members shall be in the same, similar or related business, profession or occupation.

Public Art Commission: As possible, 1 teacher or professor of art; 1 member of the San Angelo Cultural Affairs Council or the San Angelo Museum of Fine Arts; 1 artist; and 1 landscape architect, architect, engineer, or other type of design professional.

Tax Increment Reinvestment Zone Board: Resident of the county in which the zone is located or a county adjacent to that county; or owns real property in the zone, whether or not the individual resides in the county in which the zone is located or a county adjacent to that county.

Water Advisory Board: 1 engineer, hydrologist, meteorologist or water well driller; 1 in the industry of banking, accounting or financial services with a specialization in agricultural lending or water financing; 1 in agriculture or rural water issues; and 1 attorney, former municipal water district or other governmental officer, or legislator or person who has experience in legal issues related to water.

Zoning Board of Adjustment: No additional criteria.

A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	01/18/2022 5:27 PM
Response #:	123
Submitter ID:	105785
IP address:	[redacted]
Time to complete:	32 min. , 55 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Ruben Ceballos
Address:	[redacted]
ZIP code:	76904
Home/mobile phone:	[redacted]
Office/mobile phone:	
Resident of San Angelo since (year):	2020
City Council Single-Member District in which you reside:	District 1
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Angelo State University
Occupation/business address:	2601 West Ave N, San Angelo, TX 76909
Title/position:	Assistant Professor and MBA Director

Email: [redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(○) Yes

3. Date

01/18/2022

4. Applying for:

(○) Economic Development Corporation

5. Recommended by:

(Name): Council Member Lucy Gonzales

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:
Ph D, University of Texas Rio Grande Valley, August 2020
MBA, University of Texas San Antonio, August 2003.
BBA, University of Texas San Antonio, May 2001
Current municipal and civic organization memberships (positions and dates):
Board member, Leadership San Angelo Alumni Association (LSAAA), (July 2021 – Present)
Executive Board member, Board member, Secretary, San Angelo Performing Arts Coalition (SAPAC), (December 2021 - Present)
Committee Member, Small Business Development Center – ASU, (August 2021 – Present)
Previous municipal experience (positions, dates, where):
I have not been employed by any municipalities previously. I have however, worked with various economic development organizations throughout the various positions I have held throughout my professional career. I will include a copy of my resume below for your review.
What personal qualifications can you bring to the board?
For nearly the entirety of my career I have worked in positions that are directly tied to or complement economic development on the local or regional community that I live in. I have also worked directly with over 30 universities across Texas and the midwest of the country assisting them in their commercialization efforts, which included collaborations with their local economic development boards.
What is your personal vision for the City?

To be a model City for the concho valley and surrounding areas, where we become the first choice for business, education, and quality of life.

Why do you want to serve on this board?

I believe that my experience working in economic development across various communities would be an asset to the board.

Is there anything else you would like to share about yourself?

Although I have only lived in San Angelo for 2 years, I have made it a point to involve myself in the community as much as I can. I completed the San Angelo Chamber of Commerce Leadership San Angelo program last year. That program helped me connect with the community in a great way. I take pride in our community and want to be able to give back and serve as much as possible.

Below you will find a copy of my resume for your review:

Summary of Qualifications

A dedicated and driven professional with a results oriented background. Extensive experience in university technology commercialization. Significant knowledge in establishing public/private partnerships with proven business development and strategic management experience. Solid background in marketing consulting and training of small to medium sized businesses and technology start-ups. Self-starter that works well under pressure individually or within a team. Bilingual and Bicultural with strong professional experience in both the United States and Mexico.

Education

PhD Business Administration August 2020

MBA. Marketing Management August 2003 University of Texas San Antonio

BBA. Tourism Management May 2001 University of Texas San Antonio

Intellectual Property Management and Commercialization Experience

• 19 years' experience management consulting and training of small to medium sized businesses and technology startups

• 9 years' experience working with universities seeking to commercialize their intellectual property, including assessment, marketing, valuation, licensing and startup development

• Specialties: Technology Transfer, International Trade, Business Incubation, Strategic Planning, Entrepreneurship

Professional Experience

Angelo State University

MBA Director and Assistant Professor August 2020 - present

• Manage and oversee all aspects of the Master of Business programs (general and healthcare specialization) for the Norris-Vincent College of Business at ASU.

• Teach graduate and undergraduate courses in management, produce peer-reviewed intellectual contributions, and participate in various service-related activities such as student advising, committee work, and engagement with the academic/business community.

TreMonti Consulting June 2015 – July 2020

Director

• Provide direct innovation management assistance to assist universities and research institutes with their technology transfer efforts.

• Personally, managed over 30 institutions across the United States

• Functional areas of expertise include:

o Assessing best practices

o Evaluating and creating business plans

o Commercial assessment of new technologies

o Technology marketing

o Licensing structure

o Intellectual property management processes

o Faculty and entrepreneur training on innovation and technology commercialization

o Technology scouting / invention disclosure identification

Department of Management University of Texas Pan American Sep.2012 – May 2015

Doctoral Student/Research Assistant

• Assist professor of management with course work, research and other duties as assigned

International Innovation & Entrepreneurship Center (IIEC) – UTB/TSC Feb. 2010 – Aug. 2012
Program Director
• Responsible for the technology commercialization function of the IIEC
• Responsible for evaluating the commercial potential of technologies presented to the IIEC
• Responsible for recruiting technology based companies to become members of the IIEC
• Provide one-on-one business consulting to the clients of the IIEC

Ceballos Consulting Group Aug. 2009 – Jan. 2010
President
• Provided valuation and commercialization assistance to clients seeking to develop their technologies
• Provided strategic management solutions for clients
• Provided business development solutions for clients
• Provided customized marketing research solutions for clients

Office of Technology Commercialization (OTC) Texas Tech University System Feb. 2007 – Jun. 2009
Associate Managing Director
• Responsible for marketing and business development activities of the OTC
• Responsible for identification of transferable technologies, evaluation of commercial potential, market research and development of commercialization strategies
• Responsible for identifying, cultivating and soliciting prospective licensees in order to move university technologies to market by developing commercial strategies for academic inventions
• Develop and evaluate short-term and long-term capital needs required to market university technologies
• Directly contributed to increasing office revenue by over $300,000 from previous fiscal year
• Assisted in securing $150,000 financing for a university-based technology startup
• Solicit new technologies from Texas Tech University System inventors and regional community
• Negotiate and execute license agreements between investors and the Texas Tech University System
• Develop and implement marketing and public relations strategies for the OTC
• Organized and performed various seminars throughout the west Texas region to educate faculty staff and the community about the services the OTC provides to the region

ARAMARK Education Lubbock Independent School District Feb. 2006 – Feb. 2007
Marketing & Communications Director
• Responsible for all Marketing & Communication activities relating to the Child Nutrition Department of the Lubbock Independent School District
• Provided management of merchandising and promotional programs for 52 campuses
• Created and implemented promotional campaigns to increase meal participation throughout the district
• Conducted industry research by obtaining pertinent business data and current trends information
• Analyzed meal participation data in order to develop strategies to increase sales
• Designed and created monthly press/sales/communication materials for Child Nutrition Department
• Coordinated all media relations between the local media and Child Nutrition Department
• Managed charitable fundraising campaigns within ARAMARK Education at LISD
• Developed process organization system for efficient execution of monthly promotions

U.S. Dept. of Commerce, International Trade Administration, U.S. Commercial Service
South Texas U.S. Export Assistance Center Sep. 2004 – Jun. 2005
Director
• Provided customized consulting services to U.S. companies seeking to export their products or services
• to international markets
• Planned, developed, and implemented export programs and strategies for U.S. export companies
• Organized and performed seminars to educate existing and prospective clients about international trade
• Represented and managed 13 county territory region throughout South TX
• Organized videoconference between South TX companies and Monterrey, Mexico maquiladoras
• Worked directly with the local US House and Senate Representatives offices to promote exports from the Rio Grande Valley
• Expanded the South TX USEAC's presence in the Rio Grande Valley by establishing relationships with the chambers of

commerce and other economic development partners

The University of Texas at Brownsville and Texas Southmost College Jan. 2005 – May 2005
Adjunct Faculty
• IBUS 2345 Import Customs Regulations
• MRKG 1311 Principles of Marketing

Southwest Texas Border International Trade Center – UTSA Jan. 2003 – Sep. 2004
International Business Consultant
• Provided international trade consulting services for small business clients throughout South TX
• Led all consultants in number of consulting hours provided and new clients acquired
• Identified, developed and implemented market entry strategies for clients seeking to sell their products and services globally
• Assisted in development of the SBDC Network in Mexico which now includes over 100 center's
• Developed 10 training presentations related to international trade for clients & partners of the ITC
• Manage interns at ITC resulting in a production increase of over 40 research tasks per week
• Contribute monthly article to International Trade Times electronic newsletter

San Antonio U.S. Export Assistance Center Apr. 2002 – Dec. 2002
International Trade Assistant
• Provided counseling to clients seeking to export their products to global markets
• Conducted industry specific research in order to identify emerging markets
• Completed Business Counseling and Export Assistance Training conducted by the USDOC

UPSHOT Marketing San Antonio, TX Jun. 2000 – Apr. 2001
Manager of Training and Quality Nov. 2000 – Apr. 2001
• Conducted all new associate sales training as well as all market and sales agent evaluations
Office Supervisor Sep. 2000 – Nov. 2000
• Performed payroll for all associates in territory; Completed human resource paperwork for all territory associates; Interviewed and screened all prospective employees.
Team Manager Jun. 2000 – Sep. 2000
• Managed a team consisting of 10 – 15 sales agents;

The City Council adopted the Code of Ethics for members of the City Council and for the City's boards and commissions to assure public confidence in the integrity of local government and its effective and fair operation. Therefore, all Members shall comply with the laws of the nation, the State of Texas, and the City of San Angelo in the performance of their public duties. If you been convicted of a MISDEMEANOR or FELONY, and/or placed on probation, fined or given a suspended sentence such as pretrial diversion or deferred adjudication in court within the last ten years, disclosure of such should be forwarded under separate cover. For a complete copy of the Code of Ethics, contact the City Clerk at 325-657-4405.

Thank you,
City of San Angelo, TX

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A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	01/14/2022 7:44 AM
Response #:	120
Submitter ID:	105757
IP address:	208.180.249.163
Time to complete:	45 min. , 39 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Laurie Deckers
Address:	[redacted]
ZIP code:	76903
Home/mobile phone:	[redacted]
Office/mobile phone:	
Resident of San Angelo since (year):	22 years
City Council Single-Member District in which you reside:	San Angelo
Registered San Angelo voter? (yes or no)	yes
Occupation/business affiliation:	LongHorn Coffee Company LLC
Occupation/business address:	901 S Oakes St
Title/position:	owner

Email: [redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(○) Yes

3. Date

01/14/2022

4. Applying for:

(○) Design and Historic Review Commission

5. Recommended by:

(Name): Del Velasques

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:
Degree in Business
Realtor
Small business owner

Current municipal and civic organization memberships (positions and dates):
Chamber of Commerce board of directors 2019-Jan 2022
Downtown San Angelo board of directors 2021-2024
Previous municipal experience (positions, dates, where):
N/A
What personal qualifications can you bring to the board?
We currently live in a historical home located at 715 W Highland Blvd. Our designation appears in the National Register. I have researched the benefits as well as disadvantages to owning a historical home. I am very interested in learning more and contributing to our historical downtown!
What is your personal vision for the City?
My vision for our city has many facets. I would like to see our city pride not only in the downtown area, but the surrounding areas as well. There are so many great buildings that are just deteriorating from neglect. I would like to see a standard set for cleanliness and beautification of the businesses surrounding the downtown area. This would be achievable through the broadening of the TIRZ program which would encourage revitalization. San Angelo is a beautiful city and we are winning in many areas but we have a long way to go.

Why do you want to serve on this board?
My desire is to be involved in our City. San Angelo has given us so much support as a small business. I would like to help others as much as possible. I feel volunteering is one small way to give back! I would like more knowledge of our San Angelo History and how to protect it. It starts with educating property owners and giving them the tools to succeed. Our city has so many programs to help and I am so proud of our dedication to preserve history.
Is there anything else you would like to share about yourself?
I am a small business owner who cares very much about San Angelo and it's people.

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Thank you,
City of San Angelo, TX

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A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	01/14/2022 8:08 AM
Response #:	121
Submitter ID:	105758
IP address:	[redacted]
Time to complete:	47 min. , 26 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Norma Brawner
Address:	[redacted]
ZIP code:	76904
Home/mobile phone:	[redacted]
Office/mobile phone:	NONE
Resident of San Angelo since (year):	1981
City Council Single-Member District in which you reside:	District 6
Registered San Angelo voter? (yes or no)	yes
Occupation/business affiliation:	Retired
Occupation/business address:	N/A
Title/position:	N/A

Email: [redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(○) Yes

3. Date

January 14, 2022

4. Applying for:

(○) Civic Events Advisory Board

5. Recommended by:

(Name): Lucy Gonzales

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:
I graduated from Sonora High School, Associates degree in computer programming from Durhams College.
I have no professional licenses.
I worked as an advertising account executive for 35 years in San Angelo.
Current municipal and civic organization memberships (positions and dates):
I have been a member of the Concho Cadre for 21 years, served as vice chairman in 2019 and chairman in 2020 and 2021 and I am currently on the steering committee.
Previous municipal experience (positions, dates, where):
None
What personal qualifications can you bring to the board?
My years in advertising has brought me much knowledge of this community and what people want for their community. I have met many small business leaders and consider them to be the source as to what is needed to grow their business.
What is your personal vision for the City?
I see San Angelo growing, but continuing to maintain it's small town atmosphere. The dedication to community that the people of San Angelo have is a very significant part of who we are.
Why do you want to serve on this board?
I want to be more involved in my community.

The events we have in San Angelo are a great draw for tourist. This brings more money to our retailers, hotels and restaurants. I want to see our local businesses stay in business and grow. Bringing in tourist is a great way to make that

happen.

Is there anything else you would like to share about yourself?
I retired in 2020 from American Classifieds. I want to stay involved in some way with the community.

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A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	01/06/2022 8:13 PM
Response #:	119
Submitter ID:	105709
IP address:	[redacted]
Time to complete:	53 min. , 35 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Colleen Haddad
Address:	[redacted]
ZIP code:	76901
Home/mobile phone:	[redacted]
Office/mobile phone:	[redacted]
Resident of San Angelo since (year):	2011
City Council Single-Member District in which you reside:	5
Registered San Angelo voter? (yes or no)	Yes
Occupation/business affiliation:	Community Volunteer
Occupation/business address:	n/a
Title/position:	n/a
Email:	[redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(O) Yes

3. Date

January 6, 2022

4. Applying for:

(O) Fort Concho Museum Board

5. Recommended by:

(Name): Lori Barton

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(O) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

- I received a Bachelor of Science with concentrations in Political Science and Psychology from the University of Houston in 2003

- I studied Art History and Architecture at John Cabot University in Rome, Italy in 2001

Current municipal and civic organization memberships (positions and dates):

Children's Advocacy Center of Greater West Texas- Board Member since 2016, Currently Vice- President

Fort Concho Elementary School- have served on PTO Board since 2016

Glenn Middle School- have served on Glenn PTO Board since 2020

Previous municipal experience (positions, dates, where):

n/a

What personal qualifications can you bring to the board?

I am thoughtful about honoring our community history, passionate about education, and can be helpful with community events.

What is your personal vision for the City?

A little more than ten years ago, we chose to move to San Angelo and build our life. We instantly appreciated this city for its natural and unique beauty, its access to arts and culture, and for the friendly and engaged people that made us feel part of their community. My personal "vision" for this city would be to continue to thoughtfully balance necessary and beneficial improvements while honoring and preserving the essence of this community.

Why do you want to serve on this board?

I love the beauty and history of the Fort, and how it helps to connect us to the origins of our community. Throughout the years, I have attended many events held by other organizations, as well as FC speaker series My kids have enjoyed a number of educational camps. We attend Fort Concho Christmases and we bring our out of town visitors for tours. I would be honored to serve on the board.

Is there anything else you would like to share about yourself?

n/a

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APPLICATION FOR
BOARDS and COMMISSIONS

Name: Paul P. Stanley II (Monty)

Address: [redacted]

City: San Angelo State: TX Zip: 76904

Phone (Home): [redacted] (Office): [redacted]

Resident of San Angelo since: 2003 SMD: 1

Are you a registered voter of San Angelo? Yes: ✓ No: ____

Occupation/Business Affiliation: Mayfield Paper Company

Occupation/Business Address: 1115 S Hill St

Title/Position: Human Resources Manager

Email: [redacted]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Applicant's Signature: Paul P. Stanley II Date: 01/07/21

NOTE: This application is a public record. Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.*

Applying for:

- ____ Airport Advisory Board
- ____ Airport Zoning Board
- ____ Animal Shelter Advisory Committee
- ____ Civic Events Advisory Board
- ____ Civil Service Commission
- ____ Construction Board of Adjustment & Appeals
- ____ Design & Historic Review Commission
- ____ Economic Development Corporation
- ____ Fairmount Cemetery Board
- ✓ Fort Concho Museum Board
- ____ Keep San Angelo Beautiful Board
- ____ Park Commission
- ____ Parks & Recreation Advisory Board
- ____ Planning Commission
- ____ Public Art Commission
- ____ Tax Increment Reinvestment Zone Board
- ____ Water Advisory Board
- ____ Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by:

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? ✓ Yes ____ No

If no, which criteria *(see back page for board criteria)*: ____

Education and/or Professional Licenses: BS Psychology; MA, Psychology; MA, Human Resources Management; PHR (Professional, Human Resources)

Current Municipal and Civic Organization Memberships (position and dates): United Way of the Concho Valley (Pres-elect); Children's Advocacy Center Greater West TX (Director)

Previous Municipal Experience (position, location, and dates): Asst HR Director, Tom Green County (2004-2005); Board of Directors, Ft Concho Museum (2012 - 2021)

What personal qualifications can you bring to this board? History of volunteerism, experience and familiarity with Ft Concho Museum operations

What is your personal vision for the City? Revitalization of downtown and increased recognition as a western tourist attraction

Why do you want to serve on this board? I think I can contribute to the continuing efforts to make Ft Concho the best on the Forts Trail

Additional relevant information: Long-time member/sponsor of Ft Concho museum

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A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	02/04/2022 11:59 AM
Response #:	127
Submitter ID:	105891
IP address:	74.195.87.30
Time to complete:	10 min. , 10 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Shawn Stine
Address:	[redacted]
ZIP code:	76901
Home/mobile phone:	[redacted]
Office/mobile phone:	
Resident of San Angelo since (year):	2018
City Council Single-Member District in which you reside:	6
Registered San Angelo voter? (yes or no)	yes
Occupation/business affiliation:	BRI
Occupation/business address:	615 W 11th st
Title/position:	GM

Email: [redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(○) Yes

3. Date

02/04/2022

4. Applying for:

(○) Keep San Angelo Beautiful

5. Recommended by:

(Name): Charlotte Anderson

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:
I started my own finish carpentry business when I was 24 years old in California. I have been working for BRI (Butts Recycling) since 2018.
Current municipal and civic organization memberships (positions and dates):
None

Previous municipal experience (positions, dates, where):
None
What personal qualifications can you bring to the board?
I have leadership experience with a strong ability to problem solve
What is your personal vision for the City?
I want to keep the city beautiful while promoting recycling and no littering.
Why do you want to serve on this board?
I want to do my part in helping keeping the city beautiful and the top city in Texas. I plan to live out my last days in this city and want it to continue to be the city I feel in love with when I move here.
Is there anything else you would like to share about yourself?
None

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APPLICATION FOR
BOARDS and COMMISSIONS

Name: Joe Spano

Address: [redacted]

City: San Angelo State: TX Zip: 76901

Phone (Home): [redacted] (Office): [redacted]

Resident of San Angelo since: 2012 SMD: 6

Are you a registered voter of San Angelo? Yes: X No: ____

Occupation/Business Affiliation: Republic Services

Occupation/Business Address: 1422 Hughes Street 76903

Title/Position: Manager of Municipal Services

Email: [redacted]

By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

Joe Spano 3-21-19

Applicant's Signature Date

NOTE: This application is a public record. Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex, or disability.*

Applying for:

____Airport Advisory Board
____Airport Zoning Board
____Animal Shelter Advisory Committee
____Civic Events Advisory Board
____Civil Service Commission
____Construction Board of Adjustment & Appeals
____Design & Historic Review Commission
____Economic Development Corporation
____Fairmount Cemetery Board
____Fort Concho Museum Board
X Keep San Angelo Beautiful Board
____Park Commission
____Parks & Recreation Advisory Board
____Planning Commission
____Public Art Commission
____Tax Increment Reinvestment Zone Board
____Water Advisory Board
____Zoning Board of Adjustment

Specific membership criteria requirements apply - see back page for more information.

Recommended by:

Return to: julia.antilley@cosatx.us or City of San Angelo, c/o City Clerk, 72 W. College, San Angelo, Texas 76903

Feel free to attach additional sheets, if necessary.

Based on your board selection, do you meet the membership criteria? X Yes ____No
If no, which criteria *(see back page for board criteria)*: ____

Education and/or Professional Licenses: Mcmurry University Abilene TX, Kendall School of Hospitality Chicago IL.

Current Municipal and Civic Organization Memberships (position and dates): Vice Chair San Angelo Planning Commission 2016-present

Previous Municipal Experience (position, location, and dates): ____

What personal qualifications can you bring to this board? Knowledge of the Waste management industry, Landfill operations, Disposal methods, and environmental impacts.

What is your personal vision for the City? Continue to create an environmentally concious community, remain progressive in our quest to maintain our natural resources we are blessed with, IE, river and lake. Embrace change when needed, however keep the uniquness that San Angelo is known for.

Why do you want to serve on this board? To help educate through solid partnerships within the community the importance of environmental responsibilty, combat illeagle dumping, and promote the overall environmental health of our city.

Additional relevant information: ____

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A new entry to a form/survey has been submitted.

Form Name:	Boards and Commissions application
Date & Time:	01/26/2022 6:38 PM
Response #:	125
Submitter ID:	105834
IP address:	47.223.212.240
Time to complete:	2 min. , 10 sec.

Survey Details

Page 1

NOTE: This application is a public record.

Public Service opportunities are offered by the City of San Angelo without regard to race, color, national origin, religion, sex or disability.

1. Personal information

Name:	Sam Gomez
Address:	[redacted]
ZIP code:	76904
Home/mobile phone:	[redacted]
Office/mobile phone:	[redacted]
Resident of San Angelo since (year):	1966
City Council Single-Member District in which you reside:	San Angelo
Registered San Angelo voter? (yes or no)	yes
Occupation/business affiliation:	Auto Brokers Express LLC
Occupation/business address:	20 Howard st suite 5
Title/position:	GSM / Dealer

Email: [redacted]

2. By executing this document, the applicant does hereby certify and affirm the truth and accuracy of the information contained herein. The applicant further authorizes the City Council, or its designee, to verify any information. The applicant agrees to release and hold harmless the City from all claims incident to the verification of information contained herein.

(○) Yes

3. Date

01/26/2022

4. Applying for:

(○) Planning Commission

5. Recommended by:

(Name): Larry Miller

6. Based on your board selection, do you meet the membership criteria outlined on the PDF version of the application/Board Ordinance on our website?

(○) Yes

7. If no, which criteria?

Not answered

8. Tell us about yourself.

Education and/or professional licenses:

I honestly have succeeded in business all these years with a GED, no College, but only common sense. I been in the car business 35 years now. I have had Detail Shop; Mechanic Shop and my first car dealership was back in 1989. My son's and I opened up Auto Brokers Express going on 12 yrs now. We currently have two locations. We buy, sell & trade we help customers get financing by structuring deals to banks for approvals. My wife Lupe Gomez of 36 yrs now, she does all the office bookkeeping. We have 4 grown children,3 boys and our baby girl is working on her masters in Houston Tx, married and works with Foster Families full time. My 3 sons are all in the car business, the youngest works at Toyota here in San Angelo.

My wife and I got involved in politics 3 yrs ago, we started the RNHA Chapter in San Angelo, we have held many large events for our community such Hope En EL Barrio, Back The Badge, etc. It's just our way of giving back to society in wanting to serve our community. Many friends now in politics have asked me to run for certain elected positions. but I don't feel like I am ready yet. My wife however has taken her first steps as a candidate this year, she has me busy with that right now as well. I do lots of work with computer art graphics as a hobby and build websites for friends or small business owners, I never charge, it feels good to do something to help others grow. I may not know too much about Planning Commision, but I have been doing event coordinating now for RNHA and family reunions for almost 10 yrs now. Just common sense. God is Good and when I serve, I do it for His Glory.

Current municipal and civic organization memberships (positions and dates):

Republican National Hispanic Assembly 05/2019 till 01/2022

Concho Valley Coalition of Hispanic Conservatives 01 / 25 till present

Previous municipal experience (positions, dates, where):

none

What personal qualifications can you bring to the board?

Just the love for my Country and a city I have lived all my life.

I just use to own GMZ General Contracting but I closed last year, it's been too hard to find good help the past 5 years I can tell good workmanship skills when I see it, but I never use to do the work personally. I had too many other things going on, and it was not wise to not be as involved as I should have.

What is your personal vision for the City?

I love seeing it grow all these years but at the same time we must keep crime down and take care of our streets as in road conditions. At the same time we must keep many neighborhoods from being run down and deteriorating from lack of people caring for their home and lawns. I like to see more programs for kids and make sure there is plenty of others to help care for lonely elderly people. We also of course need to do something for the homeless that want help and those that don't will need drug programs or mental help.

Why do you want to serve on this board?

Only to give back to my community and since Larry Miller asked me to and said, I would be a great person to be on this board. I have no personal agenda and if I am not selected, I will continue to serve my community.

Is there anything else you would like to share about yourself?

Nope, I believe I wrote a book up above without getting into my testimony, that truly is a big book

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